REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

February 24, 2016

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

BOARD MEMBERS

Mark Pehrson, Chairperson

Michael Lynch

David Greco

Tony Anthony

Robert Giacopetti

ALSO PRESENT: Barbara McBeth, Director of Community Development

TRANSCRIBED BY: Jennifer L. Wall, Certified Shorthand Reporter
Novi, Michigan.

Wednesday, February 24, 2016
7:00 p.m.

** ** **

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

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

MS. MCBETH: Member Anthony?
MR. ANTHONY: Here.

MS. MCBETH: Member Barrata?

CHAIRPERSON PEHRSON: Absent, excused.

MS. MCBETH: Member Giacopetti?
MR. GIACOPETTI: Here.

MS. MCBETH: Member Greco?
MR. GRECO: Here.

MS. MCBETH: Member Lynch?
MR. LYNCH: Here.

MS. MCBETH: Chair Pehrson?

CHAIRPERSON PEHRSON: Here.

MS. MCBETH: And Member Zuchlewski?

CHAIRPERSON PEHRSON: Absent,
excused.

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

Member Lynch, could you please start us off.

(Pledge recited.)

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

MR. GRECO: Motion to approve.

MR. LYNCH: Second.

CHAIRPERSON PEHRSON: All those in favor?

THE BOARD: Aye.

CHAIRPERSON PEHRSON: Anyone opposed?

(No audible responses.)

CHAIRPERSON PEHRSON: We have an agenda.

First audience participation?

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

Any correspondence?

None.

Community reports, probably
none.

Community development? Ms. McBeth?

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

CHAIRPERSON PEHRSON: Awesome.

Then we will come to our first public hearing and that's the 2016, 2022 Capital Improvement Program.

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

As always, this is all the projects that we have that are depreciable that is over $25,000. These are all the fun, big apparatuses that purchase or parks or sidewalks we are going to build or streets we are going to erect.

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

So this year we have 174
project -- or we have 174 projects for the next six years, totaling about 96 million dollars in just city funds. $10 million of that is outside the leverage funds, those are grant funds or other federal or state funds we utilize for some of our projects.

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

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

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

As you hopefully know already and hopefully enjoy the new CIP, the digital CIP, that is this right here, so we have taken the six inch document that we used to prepare every year using six different kinds of programs and developed this labor of love from me.
This is everything condensed into one digital format where we have everything in here, all the categories that are in here, the different colors for the respective logos for the categories that represent the year they fall into.

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

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

So like I said, some big items that we are after this year. One of them is our fire apparatus, so Chair Pehrson, this might be close to your heart, this is a new truck that I believe is in Station One, I believe. So this is one of our new apparatuses, tanker truck, so we are looking at replacing that this year. It's going to be a big lead time, but these things are
never cheap, but are desperately needed in
the community.

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

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

One big thing also we are
looking at is relocation of a Fire Station
One idea that we have is a kind of innovative idea that has been used in Washington DC, which is doing a private public partnership.

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

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

Last but not least, a big project is Lakeshore Park, looking at possibly redoing the entrance, moving that further to the east and then putting up a building that will be a rentable space and programmable space and redoing some volleyball courts, putting a new pavilion up and some new play structures and paving the
parking lot.

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

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

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

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

Anyone?

CHAIRPERSON PEHRSON: Rob, please.

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

The fire Station One relocation concept, of a private public partnership, how would that work? Would the city finance the facility, or would you rely on a public -- or I should say a private
developer to build it, then they would lease
the fire station component to the city, how
would you -- what do you have in mind?

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

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

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

MR. CARDENAS: Our plan is to
move it elsewhere in that area, so maybe sell
possibly the current Fire Station One, that
land to a private developer and help develop
that into a more useful space.

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

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

Any other comments?

MR. LYNCH: Make a motion?

CHAIRPERSON PEHRSON: Go for it.

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

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

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

MR. GIACOPETTI: It's not a
recommendation, it's an approval.

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

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

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

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

MR. GRECO: Second.

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

Any other comments?

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

MR. LYNCH: Came out of the tree fund.
CHAIRPERSON PEHRSON: With that, any other comments?

Barb, can you call the roll.

MS. MCBETH: Member Giacopetti?

MR. GIACOPETTI: Yes.

MS. MCBETH: Member Greco?

MR. GRECO: Yes.

MS. MCBETH: Member Lynch?

MR. LYNCH: Yes.

MS. MCBETH: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. MCBETH: And Member Anthony?

MR. ANTHONY: Yes.

CHAIRPERSON PEHRSON: Motion passes five to zero.

MR. CARDENAS: Thank you very much.

CHAIRPERSON PEHRSON: Thank you.

Next is the agenda matter for consideration, approval of the January 27, 2015 Planning Commission minutes.

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

CHAIRPERSON PEHRSON: Dear Lord.
2016, yes, indeed.

Any changes, modifications?

MR. GRECO: Motion to approve.

MR. LYNCH: Second.

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

(No audible responses.)

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

MS. MCBETH: Member Greco?

MR. GRECO: Yes.

MS. MCBETH: Member Lynch?

MR. LYNCH: Yes.

MS. MCBETH: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. MCBETH: Member Anthony?

MR. ANTHONY: Yes.

MS. MCBETH: Member Giacopetti?

MR. GIACOPETTI: Yes.

MS. MCBETH: Motion passes five
to zero.

CHAIRPERSON PEHRSON: Thank you
gentlemen.

Any other matters for
discussion?

Any supplemental issues?

Last chance for our one

audience member to participate, she is

unwilling, but she is smiling, so that's a

good sign.

Close the last audience

participation, look for a motion to adjourn?

MR. GRECO: Motion to adjourn.

MR. LYNCH: Second.

CHAIRPERSON PEHRSON: All those

in favor?

THE BOARD: Aye.

CHAIRPERSON PEHRSON: Thank you.

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

** ** **
STATE OF MICHIGAN   )
) ss.
COUNTY OF OAKLAND   )

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

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

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

[Signature]

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