REGULAR MEETING - PLANNING COMMISSION
CITY OF NOVI
July 13, 2016

Proceedings taken in the matter of the PLANNING COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Wednesday, July 13, 2016

BOARD MEMBERS
Mark Pehrson, Chairperson
David Baratta
Michael Lynch
Robert Giacopetti
Ted Zuchlewski
Tony Anthony

ALSO PRESENT: Barbara McBeth, Director of Community Development
Rick Meader, Landscape Architect, Kirsten Mellem, Planner, Sri Komaragiri, Planner, Thomas Schultz, City Attorney, Jeremy Miller, Staff Engineer
Certified Shorthand Reporter: Jennifer L. Wall
Novi, Michigan.

Wednesday, July 13, 2016

7:00 p.m.

** ** **

CHAIRPERSON PERRSON: I'd like to
call to order the regular meeting of the

Sri, will you call the roll.

MR. KOMARAGIRI: Good evening.

Thank you. Member Anthony?

MR. ANTHONY: Here.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Here.

MR. KOMARAGIRI: Member Giacopetti?

MR. GIACOPETTI: Here.

MR. KOMARAGIRI: Member Greco?

CHAIRPERSON PERRSON: Absent,

excused.

MR. KOMARAGIRI: Member Lynch?

MR. LYNCH: Here.

MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PERRSON: Here.

MR. KOMARAGIRI: Member

Zuchlewski?
MR. ZUCHLEWSKI: Here.

CHAIRPERSON PEHRSON: With that, if we could rise for the Pledge of Allegiance.

Member Anthony, can you lead us in the Pledge.

(Pledge recited.)

CHAIRPERSON PEHRSON: Thank you, sir.

Look for a motion to approve the agenda or make any changes thereof.

MR. LYNCH: Motion to approve.

MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: All those in favor.

THE BOARD: Aye.

CHAIRPERSON PEHRSON: Anyone opposed?

(No audible responses.)

CHAIRPERSON PEHRSON: We have an agenda.

THE HEARING OFFICER: Come to our first item is the presentation of the Capital Improvement, Millage proposal. Thank you.

MS. MCBETH: Thank you,
Mr. Chair.

We have Mayor Pro Tem Stout here this evening. He's going to talk a little bit about the Capital Improvement Programs, the CIP Millage. The Planning Commission, as you know, reviews the CIP every year and makes recommendation approves that as part of the city budget.

CHAIRPERSON PEHRSON: Does he know how to work the equipment?

MR. STOUT: I don't know. I'm not normally on this side of the table. They told me it was up, but great let's see how it works.

Thank you for having me.

This is the -- in nine years, this is the first time I've addressed the Planning Commission. And it's a pleasure being here. I think I was probably asked to do this because this particular millage idea was something that grew out of a discussion three or four years ago, when things were particularly tough in the City of Novi and throughout southeastern Michigan and Michigan as a whole.
You know, with the kind of vision that we are provided with our leadership through the City Manager and the Mayor, we started to think about what we were going to do and things turned around. And little did we know that after a period of very terrible times in terms of having to deal with personnel and costs that we would get into another period of growth in the City of Novi.

And so I'm just going to give you a little bit of a background on really where this all came from and why are we asking for this, and much the root of the -- this particular millage request comes -- goes all the way back to the late '90s, early 2000s with the (unintelligible) lawsuit.

During that period of time, and probably the period of seven or eight years after that, virtually all of the excess revenue the city was generating was going to pay off that lawsuit and the associated costs to it.

And about that time I became
a member of the park commission, and for the first three or four years, we had absolutely no capital improvement money, and it kind of set a tone for me long term as I evolved through there, into the economic development corporation and then on the City Council, that capital improvement dollars were very difficult to come by, and that with -- the way we did things as a community, we basically took the excess dollars we were generating through our general fund millage and reallocated those to capital improvements.

It was a good thing, but it was also a very bad thing, because we had very little to spend. And as time went on, things got even more difficult. We had issues with long-term employee costs that we had to address, roads became a bigger issue. Much, much less money was available for the things that really allowed us to grow our community.

So about three, four years ago we were sitting around just kind of chatting about, what we want to do and the
idea came up of a dedicated millage that
would be nothing but capital improvements.

We weren't in any position
to ask the taxpayers at that time for any
money. We were just coming out of probably
the worst recession in 30 years, so we kind
of back burnered it, moved forward to our
annual planning meeting this January, and it
just seemed like the right time. Things have
turned around and we have a great improvement
in development in our community, housing has
returned, our property values are coming
back, our taxable values are still lagging
behind because of penalty, but we make due
with what we have to do.

So we talked about it at our
planning meeting, brought it forward to the
budget, and all agreed that making a
commitment to our city through a single
millage dedicated to capital improvements for
a limited term, and as you can see this
millage is for a ten year term.

This isn't something that we
put in the chart as a long-term money grab,
to fund whatever we -- we have some very
specific goals that we are looking at, and
this is what this millage is for.

One of the important things
in parts of this millage is that it's a pay
as you go system. Novi has a AAA bond
rating. We have the ability to borrow as
money was need to, for virtually any purpose.
People would love to lend us money.

But it's been our history
over the past ten years to not do that. We
are probably far and away the least debted
community in the State of Michigan. Other
than our two bonds for our revenue bonds, we
have one bond primarily remaining, and that
is the library, and it's roughly 14, $15 million.

So we have a great capacity
for debt, but we choose just not to take it
on because giving away interest to banks and
other entities isn't our thing.

So we talked about it, City
Council as a whole, and this group of seven
agreed that the best way to move forward was
to move forward with a millage as opposed to
asking for a bond. That millage, 1 mill,
which would equate to roughly $3.2 million at
the beginning, but hopefully as time goes on,
that would grow to nearly $4 million, as we
grow our tax base and as our city continues
the great development that we have going
through.

The one mill is important in
that during the past several years, it
started about I think, five years ago, when
we first introduced our first millage
decrease, and it was during the time that
things were particularly difficult and it was
probably more symbolic than it was -- an
affect on things, but we reduced our millage
down to 10.4 mills. This past year we
reduced it below 10 mills, putting us only
second to Grand Rapids in the State of
Michigan.

Now, our millage rate, while
it is low, the dollars are still
considerable. So we're very aware of what
we're asking taxpayers to pay. And it's very
important to us though that we showed a
commitment towards reducing our cost to the
city and have done a tremendous job doing
When things were very tough we really downsized the City of Novi and we've slowly been returning back to the size that is necessary. We are all about right size.

So this one mill is really dedicated towards several important things, and I'd like to break it down really into four different things. One is property acquisition.

By pure coincidence, and timing is everything, we have an opportunity to buy the property next to the community sports park. It's never been for sale before. It's never been made available to us. We have a small committee where we went out and looked at properties around the City of Novi and identified that property as something that was important to us, and after a series of telephone calls, we located the buyers down in I think Texas and they expressed an interest in selling this property.

This is a highly developable
piece of land, and as we move forward, it's
becoming clearer and clearer that there are
fewer and fewer pieces of property in Novi
that would serve the purposes that we are
looking towards. So this one is directly
next to the community sports park. This is
something that we're interested in, but not
only that, one of the things about this piece
of property is that we went out, reached out
to a group of people. We reached out to the
Novi Jaguars, we reached out to Novi youth
baseball, we reached out to the Michigan DNR.
We talked to the (inaudible) clubs around
metro Detroit, all have expressed an interest
in working with us to develop that property
in a way that they would provide funding for
many of the improvements. That's the kind of
partnership that we are looking for in all
the things that we're doing, so, you know,
while we may have to buy the property,
hopefully we can work through the
partnerships with these various groups to
develop that property into a world class
facility, whether it's for a crick and pitch,
whether it's for fishing, the DNR, you know,
it's a trail head into the Maybury Park area
which, you know, the non-motorized master
plan has been an important part, what we have
been working on. And this really gives us a
big foot forward.

So that's one of the really
important areas.

On a completely different
front, we've been looking at what we want to
do at fire station number one. It's
unfortunately located in a place that we
would really like to see a lot more economic
development, growth and a lot less of a fire
station.

And we have an opportunity
to purchase property nearby and relocate that
fire station and potentially work with other
developers to use a portion of that property
to develop for economic benefit.

So it's not something that
we are just looking to buy and put a fire
station there, and let the property set
dormant. It's something where we would look
to partner with other people to develop that
property for both development or residential
or whatever we can work out with them.

So those are just a couple of examples. This slide presentation has a lot of nice pictures in it, and one of the things we are looking at is the Lakeshore Park pavilion, the building there is nearly 40 years old. It needs to be replaced. It doesn't represent the kind of facility that we want in the City of Novi, that part of the city is very underserved by us and this would provide an opportunity for a meeting space. It certainly isn't going to be a banquet facility, but it would definitely be a place where groups could get together and we could have events for children at Lakeshore Park.

Also we are looking at a storage building on the ITC property, that building would act as both concession, restrooms and storage for our vehicles.

One of the common things that you will see is that we have a lot of things, a lot of trucks and a lot of vehicles that are basically not in very good storage areas. Over the years one of the things that have suffered is the our ability to build
buildings that protect our capital equipment. And this would be a building that would do that. In addition, we also would look at -- we talked a little bit about the fire station.

Fire station number one was set up originally as an office complex as much as it was a fire station. Now we, with the re-do to a public safety department, most of our management staff is now located at the police station, so we need something that's much more dedicated to a fire station and training and the things that we're doing at like, for example, fire station number four.

This is one of the big projects, and probably one of the least seen. That building is a public services facility.

We have invested millions of dollars in snow plows and equipment, and most of it is sitting out in the elements, in the yard, and that dramatically reduces the life of that piece of property. So, this is very important. It would be an improvement for our maintenance facilities. It would give us the ability to put all our trucks and all our
vehicles under our roof, and hopefully really
lengthen the life of that equipment. You
know, here we are, the balance has been out
for probably a week and a half, two weeks.
And so the opportunity to vote on this is
actually live right now, and to any residents
out there, you know, we have been stalwart as
City Council and making sure that we don't
waste the taxpayer's dollars in the city.
And this is one of those times where we are
coming back and asking for an investment.

An investment is another
word for tax. But tax is what we are really
looking for. We are looking for dollars to
reinvest in our community. And nothing is
going to staff, nothing is going to interest
if we could help it. This is really
something that is important long-term to the
growth of Novi.

The things that we are
looking for are long overdue and we really
need to consider what the future brings with
these capital improvement investments. We
have $93 million on the books of investment
that we want to make. This is providing a
portion of that. The rest of it will be
things like roads and other things that come
out of other funds. But this is money that
if we don't have it and we don't spend it, we
are not going to have these things. It won't
be as good in Novi without it.

So I would be happy to
answer any questions. But I'd love for you
guys to get out and support this on behalf of
the City Council, who unanimously,
seven/zero, which is -- it's a really good
thing we voted seven/zero to support this,
and it's something that I think personally is
very important to our future.

CHAIRPERSON PEHRSON: What is the
date of the vote?

MR. STOUT: August 2nd is the
election. Not much on the ballot this time
around. Unfortunately, you know, there is
not a lot of contested races and a lot of
exciting things going.

We are afraid that the
voters won't get out there, but this is
something that is well worth your time to
come out and support.
CHAIRPERSON PEHRSON: Any questions from the members?

MR. BARATTA: I do have a couple of questions. So I was at that council meeting when we had the vote. I thought it went very, very well.

You sat down, I think, help me with this. Because I analyzed this, basically equity financing versus debt financing, if this were a business. Equity financing means getting in and getting capital from the shareholders or residents. So with the City of Novi's credit rating and AAA or AA as the case may be, and knowing that the -- that amount is being paid off and seven years, I believe, so there shouldn't really be any debt from the city.

Have you looked at what the benefit is of going out long-term and getting the cost of financing of these historical levels versus the quote, unquote equity financing from the mill?

MR. STOUT: In the end it's coming all through the same things. And, you know, you could probably attribute it to
personal preference. And, you know, my
personal preference is we are going to borrow
the money, for example, we want to buy a
$5 million piece of property that we borrowed
internally through our water fund and our
water fund interest, as opposed to paying a
bank.

Many of the projects that we
have can be done over a period of time. They
don't necessarily need -- this isn't like a
road bond where you have to build a big
stretch of road. This is a series of
projects that have been designed over a
period of time and, you know, it's probably
more philosophical than good financial
management, but, you know, I grew up in a pay
as you go environment, and we are in a
position here where I think that, you know,
being able to borrow some money internally,
through our -- through some of the funds that
we have and being able to pay it back, allows
us to buy some of the larger items, but for
the most part, this is the way we have been
here for my nine years on council, that is,
pay as you go, pay as you can afford.
MR. BARATTA: I agree with that strategy, by the way.

The projects that you're looking at, that you described, they absolutely make sense. It's to our advantage.

You made one comment earlier in the presentation, that we're one of the lowest communities on our millage right now. By adding this mill, I'm assuming that keeps us competitive or a little below --

MR. STOUT: Actually it takes us from second to maybe fifth in the state. So, you know, we're an exceptionally low millage rate now. Part of the reason for that is a mill in Novi is worth a lot of money, and therefore, you know, maybe the mileage rate isn't the best measure, but it is a measure and, you know, if we add this mill, we are going to go up to approximately 10.95, but then we are losing another three-tenths of a mill, we are going to be down around 10.6.

If you remember not too many years ago, I think four years ago, we were at 10.6491, or something like that, for ten
years. So, we really aren't any higher than we were for a ten year period. We're able to invest tens of millions of dollars back in the community.

MR. BARATTA: Thank you. I think it's a very good program. I am in favor of it.

MR. STOUT: Thank you.

CHAIRPERSON PEHRSON: Any other comments? Mayor Stout, we appreciate your time. Thank you very much.

Next on the agenda is the first audience participation. If there is anyone in the audience that wishes to address the Planning Commission at this time, please step forward.

(No audible responses.)

CHAIRPERSON PEHRSON: Seeing no one, we will close the first audience participation.

Any correspondence?

Any committee reports. None of these. City Planner report, Ms. McBeth.

MS. MCBETH: Good evening. I wanted to report that at the July 11 City
Council meeting, the City Council voted by resolution to distribute the master plan for land use and thoroughfare master plan drafts to the neighboring communities, the Oakland County Railroads and various public utilities for the 63 day review period.

Once that's completed, it will come back for public hearing and consideration for adoption.

CHAIRPERSON PEHRSON: Very good.

MS. MCBETH: Thank you, Mr. Chair.

CHAIRPERSON PEHRSON: Next we come to the public hearing section, item number one, Covington Estates, JSP15-02. It's a public hearing to request the Biltmore Land, LLC, for Covington Estates, a residential unit development for preliminary site plan, site condominium, woodland permit, storm water management plan approval, located in Section 31 of the City of Novi, north of Eight Mile Road and west of Garfield.

The applicant is proposing a residential unit development, RUD on a 48.83 acre parcel to construct 38 single family
residential units. The applicant is proposing a gated community.

Sri, good evening.

MR. KOMARAGIRI: Thank you. The subject property is located west of Garfield Road, of Eight Mile in Section 31, City of November. The current zoning of the property is RA, residential acreage, the zoning to the northeast and west is also RA, and to the south is Northville Township and Maybury State Park.

The future land use map indicates single family residential for the subject parcel and surrounding properties. There are a few regulated wetlands on the property.

The applicant is proposing a 38 unit single family residential unit development on 48 acre property to preserve some open space.

The proposed density is .8 units per acre, consistent with the underlying RA residential acreage.

The original concept plan was presented before Planning Commission a
couple of times earlier. The final revised
RUD plan appeared for consideration, the
Planning Commission on April 27 meeting. The
Planning Commission voted to recommend
approval to City Council and Council approved
and the increment on June 27th.

The applicant has been
working closely with the staff throughout the
process to address all of the concerns of
staff and public. No changes were made, the
concept plan, the commission recommended back
in April. All the deviations from the zoning
ordinance have been approved by the Council,
and included as part of the RUD agreement.

The applicant agrees that
the temporary emergency access from Garfield
will terminate on completion of the
development of the property to the east, but
the emergency access lots 12 and 13 in
Covington Estates will be active and
permanent.

The applicant is proposing a
row of evergreen trees to screen the
temporary access from neighboring residential
property.
The current plan would require the woodland permit for the proposed woodland impacts. Woodland review states that the appropriate provision shall be made to guarantee that the replacement trees shall be preserved as planted such as to a conservation or landscape easement to be granted to the city.

All reviews are recommending approval, with few construction details to be provided with the final. The Planning Commission is asked tonight to approve the preliminary site plan, site condominium, woodlands permit and storm water management plan.

The applicant, Mr. Stollman, is here tonight to answer any questions you may have, and as always, I'm happy to answer any questions you have.

CHAIRPERSON PEHRSON: As always you are.

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

MR. STOLLMAN: Good evening,

David Stollman, Biltmore Land.
I think Sri covered, gave you good overview of the project. We are here to answer any questions, the plan really hasn't changed since the RUD process, which is adding (inaudible).

Look forward to answer any questions, if you have any.

CHAIRPERSON PEHRSON: Thank you. This is a public hearing. If there is anyone in the audience who wishes to address the Planning Commission on this particular matter, please step forward at this time.

(No audible responses.)

CHAIRPERSON PEHRSON: Seeing no one in the audience, is there any correspondence?

MR. LYNCH: No correspondence.

CHAIRPERSON PEHRSON: No correspondence. We will close the public hearing at this portion, turn it over to the Planning Commission for consideration.

Member Baratta.

MR. BARATTA: Thank you, Mr. Chair.

Rick, I have a question. I
have noticed in a plan we have a -- I believe it's eight foot pine trees. I think we have two foot pine bushes.

MR. MEADER: Where are you talking about?

MR. BARATTA: I'm talking about right off the main street, to the right of the plan. The pine trees there, pines don't do well in Novi. Have we looked at -- at least in my experience. Maybe here they work very well, but soil hasn't been really conducive. I see a lot of the pine trees dying. Have we look at other type of plant stock here?

MR. MEADER: No. There are some pines and spruces that do pretty well. Austrian pines do not and we would not have allowed those. That's what we have probably seen the most. White pines, in that kind of situation would be all right. They don't have to do any particular screening. It's more of a decorative element, so that would be okay. And then whenever I see arborvitaes, I recommend them, they don't plant them because the deer eat them, but
they survive okay, really a lot of evergreens
that do okay here.

MR. BARATTA: So it's your
opinion that what they have recommended here
is that is going to work for us, they going
to survive?

MR. MEADER: Uh-huh.

MR. BARATTA: Thank you.

CHAIRPERSON PEHRSON: Anyone
else? Member Lynch.

MR. LYNCH: Thank you. I think
we have seen this before. Thanks for making
the changes. So with that I would like to
make a motion.

CHAIRPERSON PEHRSON: Please.

MR. LYNCH: In the matter of
Covington Estates JSP15-02, motion to approve
the preliminary site plan with site
condominium based on and subject to the
following.

A, the applicant agrees that
the temporary emergency access would
terminate on completion of the development of
the property to the east, when the emergency
access between lots 12 and 13, Covington
Estates, will become active and permanent. B, the findings of compliance of the ordinance standards and staff and consultant review letters, the conditions and items listed on those letters will be addressed in the final site plan.

This motion is made because the plan is otherwise in compliance with the RUD agreement, Article 3, Article 4, Article 5 of the zoning ordinance and all other applicant provisions of the ordinance.

MR. BARATTA: Second.

CHAIRPERSON PEHRSON: I have a motion by Member Lynch and a second by Member Baratta. Any other comments?

Sri, will you call the roll.

MR. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MR. KOMARAGIRI: Member Giacopetti?

MR. GIACOPETTI: Yes.

MR. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.
MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MR. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MR. KOMARAGIRI: Most passes six to zero.

MR. LYNCH: In the matter of Covington Estates JSP15-02, motion to approve the woodland permit based on and subject to the following. The findings in compliance with the ordinance standards in the staff and consultant review letters, conditions and items listed in those letters being addressed, in the final site plan.

This motion is a being made because the plan is otherwise in compliance with the RUD agreement, and Chapter 37 of the code of ordinances, and all other applicable provisions of the ordinance.

MR. BARATTA: Second.

CHAIRPERSON PEHRSON: Motion by Member Lynch, second by Member Baratta.

Any other comments?

(No audible responses.)
CHAIRPERSON PEHRSON: Sri, please.

MR. KOMARAGIRI: Member Giacopetti?

MR. GIACOPETTI: Yes.

MR. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MR. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MR. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MR. KOMARAGIRI: Motion passes six to zero.

MR. LYNCH: Finally in the matter of Covington Estates, JSP15-02, motion to approve the storm water management plan based on and subject to the following.

The findings are in compliance with the ordinance standards, staff and consultant review letters and the
conditions and items listed in those letters, 
being addressed on the final site plan. This 
motion is being made because the plan is 
otherwise in compliance with the RUD 
agreement and Chapter 11 of the code of 
ordinances, and all other applicable 
provisions in the ordinance.

MR. BARATTA: Second.

CHAIRPERSON PEHRSON: We have a 
motion by Member Lynch, second by Member 
Baratta. Any other comments?

(No audible responses.)

CHAIRPERSON PEHRSON: Sri, can 
you please.

MR. KOMARAGIRI: Member 
Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MR. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MR. KOMARAGIRI: Member 
Giacopetti?

MR. GIACOPETTI: Yes.

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

MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MR. KOMARAGIRI: Motion passes six to zero.

CHAIRPERSON PEHRSON: Thank you, gentlemen.

Next on the agenda, matters for consideration, Daifuku, JSP16-23. It's the consideration and request for Northern Equities for approval of preliminary site plan, storm water management plan for -- subject property is 7.36 acres located in section one of the City of Novi, located north of Thirteen Mile Road and east of Cabot Drive.

The applicant is proposing to construct a two story office building, consisting of 76,547 square feet of office space and associated site improvements for office area and research use for Daifuku North America Holding Company headquarters.

Sri?

MR. KOMARAGIRI: Thank you. This subject property is located in Haggerty
Corridor Corporate Park, north between M5 and Haggerty Road, north of Thirteen Mile. This is located south of Adams Technology Center.

The subject property is zoned OST, office service technology, and is surrounded by the same zoning on all sides.

The future land use map indicates office research development and technology for the subject property and surrounding properties.

There are few regulated wetlands and woodlands along the southern property boundary.

The applicant has worked with the city previously on existing and ongoing developments within the corridor park. The applicant is now proposing to construct a two-story office building consisting of about 76,000 square feet office space and associated site improvements for office and research use for Daifuku headquarters.

The company is committed to creating 85 new jobs in Michigan, of which 33 will be in Novi headquarters. The economic
statement, this was submitted along with the
response letter, lists more detail about
Daifuku operations.

The proposed site plan is in
general conformance with the ordinance
requirements, except for a few items noted in
the motion sheet. A Planning Commission
waiver is required for reduction of parking
lot setback along north property line and
additional landscape area is provided to make
up for the loss of parking setback area.

Landscape has also identified a couple of
waivers that would require Planning
Commission's approval, one to permit the
absence of required berm along the section of
frontage south of Cabot Road, due to conflict
with existing detention basin side-slopes,
and to permit the reduction of required berm
along Cabot Drive frontage and the
right-of-way greenbelt quantities between the
existing sidewalk and the proposed parking
lot along Cabot Drive and to permit reduction
of a number of canopy trees within parking
lot islands due to the same ICT easement.

The site plan also indicates
some of the existing woodland replacement
trees to be removed. The applicant is
proposing to replace them on-site. Planning
and landscape support the waivers requested
and recommend approval provided additional
comments to be addressed in the final site
plan.

Engineering, traffic, facade
and fire also recommend approval with
additional information to be submitted with
the next site plan. The Planning Commission
is asked to approve the preliminary site
plan, woodland permit and storm water
management tonight.

The applicant, Matthew Sosin
from Northern Equities is here tonight, if
you have any questions, and so I am. Thank
you.

CHAIRPERSON PEHRSON: Thank you, Sri.

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

MR. SOSIN: Good evening, Matthew
Sosin, 39000 Country Club Drive, Farmington
Hills, Michigan.
As I was saying, I love being in front of the Planning Commission, it means we will be able to build again.

I think Sri summed it up nicely. Also Mark Bentley, who is here from Daifuku for questions I, can't answer about what's going. Thanks for your consideration.

CHAIRPERSON PEHRSON: Thank you, sir. With that, we will turn it over to the Planning Commission for their consideration. Who would like to start? Member Lynch.

MR. LYNCH: Just a couple of questions. Thank you. On the motion sheet, you have got items A, B, C, and we recognize that being six items, A, B, C, D, E and F, with the preliminary site plan approval. And also I didn't see a woodland member approval, I didn't see it in the motion sheet. Is there a woodland approval?

MR. KOMARAGIRI: The additional permit is not required for this site plan. They are simply stating there was existing replacement trees that were approved before, they are just replacing because.

MR. LYNCH: Okay. With that, I'd
like to make a motion for the approval, if
there is no other comments from my
colleagues.

In the matter of Daifuku,
JSP16-23, motion to approve the preliminary
site plan based upon and subject to the six
items listed on the motion sheet.

This motion is being made
because the plan is otherwise in compliance
with Article 3, Article 4 and Article 5 of
the zoning ordinance, and all other
applicable provisions in the ordinance.

MR. BARATTA: Second.

CHAIRPERSON PEHRSON: We have a
motion by Member Lynch, and a second by
Member Baratta. Any other any comments?

Sri, can you call the roll.

MR. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MR. KOMARAGIRI: Member Giacopetti?

MR. GIACOPETTI: Yes.

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

MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MR. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MR. KOMARAGIRI: Motion passes six to zero.

MR. LYNCH: Finally, in the matter of Daifuku, JSP16-23, motion to approve the storm water management plan based on and subject to the following, findings of compliance with ordinance standards and the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the final site plan.

This motion is being made because the plan is otherwise in compliance with Chapter 11, of the code of ordinances, and all other applicable provisions of the ordinance.

MR. BARATTA: Second.

CHAIRPERSON PEHRSON: Motion by Member Lynch, second by Member Baratta.

Any other comments? Sri,
please.

MR. KOMARAGIRI: Member Giacopetti?

MR. GIAÇOPETTI: Yes.

MR. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MR. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MR. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MR. KOMARAGIRI: Motion passes six to zero.

CHAIRPERSON PEHRSON: All set, sir. Thank you.

MR. SOSIN: Thank you very much.

CHAIRPERSON PEHRSON: Next on the agenda is the approval of the June 8, 2016 Planning Commission minutes. Any modifications, changes or an approval?

MR. BARATTA: Motion to approve.
MR. GIACOPETTI: Second.

CHAIRPERSON PEHRSON: Motion by Member Baratta and second by Member Giacopetti.

Any other comments? Sri, can you call the roll, please.

MR. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MR. KOMARAGIRI: Member Giacopetti?

MR. GIACOPETTI: Yes.

MR. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MR. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MR. KOMARAGIRI: Motion passes six to zero.

CHAIRPERSON PEHRSON: Any other matters for discussion? Anybody else wish to bring forward? Supplemental issues?
Our last chance for audience participation. If you want to come up, now is your chance.

We will close the audience participation and look for a motion to adjourn.

MR. ZUCHLEWSKI: Motion to adjourn.

MR. BARATTA: Second.

CHAIRPERSON PEHRSON: All those in favor.

THE BOARD: Aye.

(The meeting was adjourned at 7:35 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 proceedings taken were stenographically recorded in the presence of myself and afterward transcribed by computer under my personal supervision, and that the said proceedings are a full, true and correct transcript.

I further certify that I am not connected by blood or marriage with any of the parties.

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

[Signature]

Jennifer L. Wall CSR-4183
Oakland County, Michigan
My Commission Expires 11/12/16