



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

February 28, 2018 7:00 PM

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

CALL TO ORDER

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

ROLL CALL

Present: Member Anthony, Member Avdoulos, Member Greco, Member Howard, Member Maday, Chair Pehrson

Absent: Member Lynch (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Darcy Rechtiem, Staff Engineer; Gary Dovre, City Attorney; Peter Hill, Environmental Consultant; Matt Carmer, Environmental Consultant; Sterling Frazier, Traffic Consultant

PLEDGE OF ALLEGIANCE

City Attorney Dovre led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Greco and seconded by Member Anthony.

VOICE VOTE TO APPROVE THE FEBRUARY 28, 2018 AGENDA MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER ANTHONY.

Motion to approve the February 28, 2018 Planning Commission Agenda. Motion carried 6-0.

AUDIENCE PARTICIPATION

Rachel Sines, 2219 Austin Drive, said I am here to talk about the development that is being proposed for Old Novi Road at Thirteen Mile. I happen to back up right to this property and right now it's being proposed as three-story multi-family homes. Currently the zoning is single-family residential homes; in fact, I have one-story single family in my backyard so never did I dream that those were going to be torn down to put these huge buildings up.

It's an invasion of privacy, it's not conforming to the City Master Plan, which specifically states that in this area any development needs to conform to the existing buildings, which consists of one- and two-story residential single-family homes.

Ms. Sines said so my neighbors and I are asking, and trying to be proactive, to please take this into consideration. We're all in agreement that it's ok for something to be built there, but the developers want to build 54 homes on this little stretch of property that is not conducive to the area or to the City. It's going to increase traffic to the area, this is a little up north

village along the lake and we all want to maintain that feel. Having three stories, fifty four multi-family homes does not maintain the character of the area.

And I have other neighbors who are willing to testify and talk about this, as well. But I just want it to be known right now that as it stands, and I know that they've been talking and you've been talking to the Planning Commission and the developers have, please take into consideration the existing homes that are standing there now. Thank you.

CORRESPONDENCE

There was no correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

City Planner Barb McBeth said at the February 26, 2018 City Council meeting, City Council granted tentative approval of the Villas at Stonebrook development, which is the duplex development proposed on the east side of Wixom Road, north of Eleven Mile Road on the former Profile Steel property. This matter will return to City Council for consideration of the Planned Suburban Low Rise Agreement, and if that is approved the Preliminary Site Plan will return to the Planning Commission for consideration.

Also at the meeting on Monday, the City Council approved two agreements associated with providing water service for the Production Tool Company which is doing business as Berkshire eSupply, and this is also on tonight's Planning Commission agenda for consideration of the Preliminary Site Plan and associated approvals. If the Preliminary Site Plan for this development is approved by the Planning Commission tonight, the intent would be that the water supply for this site could be provided by Commerce Township in the short term, and eventually, public water would be provided by the City of Novi once service to this area becomes available.

And then, finally, also at Monday's City Council meeting, the Mayor appointed Julie Maday to the Planning Commission to fill the seat left open when Ted Zuchlewski resigned. Ms. Maday was sworn in to the position this afternoon, and she and I had a chance to meet briefly to go over a few items before tonight's meeting, so we welcome her to the Planning Commission this evening. Thank you.

Chair Pehrson said thank you, and welcome Member Maday. Tell us a little bit about yourself.

Member Maday said I have been a resident in Novi for about ten years, I have two children here and I love Novi. I am currently not working, I used to work in the environmental industry as an environmental consultant working with different lending institutions helping decide whether or not a piece of property would be viable financially if they lent on it. I'm looking to get involved just because I love Novi and I want to do something for the community.

CONSENT AGENDA

There were no items on the consent agenda.

PUBLIC HEARINGS

1. 2018-2024 CAPITAL IMPROVEMENT PROGRAM

Victor Cardenas, Assistant City Manager of Novi, said I've kind of been the shepherd of the CIP for many years so it's good to see some nice new faces here from Planning Commission.

So the Capital Improvement Program is actually a planning document, it is part of the Michigan Planning Enabling Act. It's a six-year plan that's incorporated into the City's annual budget and every year we come to present it to Planning Commission and have Planning Commission recommend it to City Council. The two members from Planning Commission do sit on a committee that has three City Council members, as well.

Currently, it is Member Lynch and previously Member Zuchlewski who unfortunately resigned just before the meeting was held. So Member Lynch was at the meeting with Council Member Laura Marie Casey and Council Member Kelly Breen, and that meeting was held a couple weeks ago. We had that meeting with those individuals, with members of staff, and we fine-tuned the CIP and brought it to you tonight.

Right now in the CIP, there's over 186 projects that comes to \$218 million of City funds and about \$4.6 million of leveraged outside funds or state funding. It's broken down by about ten or so funds that we have, the general fund and the street funds. And in these next 2018-2024 projects, the major funds are the local street funds and the water and sewer fund. We have a CIP fund, as well, that also helps support some of these projects. A lot of these projects were funded last year – the proposed facility at Lakeshore and also the renovations to the DPS building.

Assistant City Manager Cardenas said we took this document from a huge five-inch binder to a website, that's at cip.cityofnovi.org, so we have everything organized there and it's very user-friendly and intuitive. It's done by the map itself, so you can search by the projects on the map and by where they're located, which helps give the end-user a good perspective on where everything is happening.

One of the big things that City Council has encouraged we put in here is the concrete panel replacement program, so that will be in one of the street funds and that's about a thousand concrete panels throughout the city that are going to be done in neighborhood roads. And we have some in our major streets to be done, most specifically is the Thirteen Mile from Novi Rd to Meadowbrook for next year. There's \$3 million for neighborhood roads, that's from the street millage that was approved almost six years ago, so we appreciate the support from yourselves and fellow residents, and again that \$1.4 million for concrete panels.

Coming out of the City's Council goal setting session, they wanted to put \$1.5 million into non-motorized activities, like sidewalk replacements, and the CIP Committee that Member Lynch participated in, it was decided by members to allocate \$500,000 for boardwalk extension repairs. Around the community, you might see a lot of boardwalks in disrepair, sitting in those wetlands for extended amounts of time definitely erodes those and hinders those boardwalks, so half a million dollars are going to go to that for boardwalk extensions and \$1.2 in total will go to six non-motorized projects. Again, those are on our CIP website, so they're kind of on the east side and toward the northern or mid portion of the City.

Assistant City Manager Cardenas said this is the first time I'm going to ask this, as well, because I've gotten some feedback from my Parks friends. There are two projects that did not appear on the CIP but they are going to appear before the City Council next

week that are going to be asking for some grant dollars. Those are some erosion issues that we're experiencing at Pavilion Shore and Lake Shore Park. We're going to go toward state grants to fund half of those, so if possible, the maker of the motion that would support this could include this \$259,000 for Pavilion Shore, half of that will be grant-funded, and \$167,000 for Lake Shore. When we built Pavilion Shore about four years ago, the supporting material did not really take so it is experiencing a lot of erosion.

If we could incorporate, please incorporate those changes as recommendation to City Council for their consideration and their budget process, which starts soon in April. I'm happy to answer any questions that the Planning Commission may have at this time.

Member Anthony said you guys have done a great job setting the budget; this is a considerable amount of work to get done in the City so I commend you for that work. There are two projects in the Grand River Corridor that stood out to me. I thought maybe you could expand on those. One is the ring road infrastructure with Flint Street that connects up to Grand River, it looks like there's a budget to expand that project. And the other one is Fire Station #1 on Grand River that is marked as renovation. Could you expand on those two projects?

Assistant City Manager Cardenas said it's been a plan for a long time now to have complete ring road around the four corners of Novi and Grand River. So in the southwest quadrant is where Commissioner Anthony has highlighted, that's currently named Flint Street behind the Panera Bread that leads up to the Sunoco station. So there's a planned development that has not come to Planning Commission but has come to staff for Preliminary Review that would be constructed on the south side of Flint Street. This has been in the works for the CIP for some time now, so this is trying to align with construction of that multi-family development on the south side of Flint Street.

And again, that will align with the much awaited and very popular northwest quadrant ring road, Crescent, which would connect Novi Road to Grand River. So that when you're coming southbound on Novi Road, you can turn right where the development with Blaze and Qdoba is, and cut over to Grand River and then head westbound if necessary. So that is on the books to start hopefully in the next year or two, so this will align with that perfectly and we'll get a nice ring road around those four quarters.

Assistant City Manager Cardenas said Fire Station #1 has been among discussion with City Council for years. It's currently located at Main Street and Grand River, and there have been talks of moving that or not moving that. And if the station is not moved, the building will have to be renovated at some point. So that's one of the out years, just as a placeholder; if we are not going to move it, significant renovations will have to take place. But with a possible future redevelopment of Main Street, that property could be in place and there might be another fire station on that location with different elevation but we're not sure. We have a lot of dreams and aspirations for that, but as of right now, nothing has come to fruition so we have renovations planned out for the out years.

Member Anthony said so the final decision for the fire station is still open? And that's a placeholder in the budget?

Assistant City Manager Cardenas said that's correct.

Member Anthony said a couple years ago, we looked at the ring road in Flint Street and one of the things that we needed was the property adjacent to Flint Street in order to kind of deflect the street so that it would come in alignment with the ring road. I imagine that will come in front of us at some point, but is that still the case?

Assistant City Manager Cardenas said yes, there is a property owner there with a home. It's not current occupied but it's a revered individual for the City that owns the property. So we've been in contact and preliminary conversation with that individual to see what it would take to make progress in purchasing that property for the efforts of that southwest ring road alignment, because it will go essentially through that home to align with the northwest quadrant on the north side.

Member Anthony said great, these are infrastructure improvements we've been looking forward to, so we're glad to see them.

Chair Pehrson asked if there was anyone in the audience that wished to address the Planning Commission regarding the Capital Improvement Program. Seeing no one, he said I believe there is no correspondence.

Member Greco confirmed there is no public correspondence.

Member Greco said I'd like to comment again on the Committee and Victor doing a great job in prioritizing projects in the City and really taking a lot of time to get this done every year, which is a great thing and a great planning tool for the City and for all us to view.

ROLL CALL VOTE TO ADOPT THE 2018-2024 CAPITAL IMPROVEMENT PROGRAM MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.

Motion to adopt the 2018-2024 Capital Improvement Program as presented with the addition of two projects with an allocation of \$259,000 for Pavilion Shore Park and \$167,000 for Lakeshore Park to remedy erosion issues. *Motion carried 6-0.*

2. BERKSHIRE ESUPPLY JSP17-72

Public hearing at the request of Berkshire E-Supply for Preliminary Site Plan with land bank parking, Wetland Permit, Woodland Permit, and Storm water Management Plan approval. The subject property is approximately 57.12 acres and is located at the southeast corner of M-5 and W Fourteen Mile Road (Section 1). The applicant is proposing a two-story headquarters office building (18,380 SF) and a single story Fulfillment Center and warehouse with mezzanines (193,230 SF) with associated site improvements such as parking, loading and landscaping. The proposed site plan also proposes to land bank up to 74 parking spaces of the 359 required spaces.

Planner Komaragiri said the Planning Commission has previously held a public hearing on December 13, 2017 for this project. At that time, Planning Commission made a motion to postpone the decision to allow the applicant time to work with staff with regards to landbank parking and proposed water main layout. The applicant has been working closely with staff since that meeting and changes have been made to the current revised submittal to address those and many other items. As Barb mentioned, an agreement has been reached between the applicant and the City Council regarding water supply for the site. The current revised submittal includes information about proposed land bank parking.

To recap, the subject property is approximately 57 acres and is located at the southeast corner of M-5 and W Fourteen Mile Road. It is zoned Office Service Technology (OST) and is surrounded by the same zoning on the south and north. There is Residential Acreage (RA) on the west across M-5. The Future Land Use Map indicates Office Research

Development and Technology for this property and surrounding properties on the north and south. The properties to the west are identified as Single Family Residential and Community Office across M-5. The property has regulated wetlands and woodlands. There are about 12 wetland areas identified throughout the property.

The applicant is proposing a two story Headquarters office building and a single story Fulfillment Center and warehouse with mezzanines for Berkshire e-Supply along with associated site improvements such as parking, loading and landscaping. The site has frontage on both Fourteen Mile Road and Haggerty Road, but access from 14 Mile Road only. A secondary access is proposed off of 14 Mile Road for emergency purposes only.

Planner Komaragiri said the applicant is also proposing to land bank up to 84 spaces of the required 359 parking spaces. The applicant demonstrated that they would only require 275 spaces to account for 225 employees in their largest shift and expected maximum of 50 visitors. Additional details which are typically required for land bank parking request are not provided at this time. However, all staff and consultants are in general agreement with the location of parking, shown in the red box in the image on the screen and the information that was provided to support the location. Staff supports the applicants request to defer the review of information with regards to wetlands and woodlands prior to construction of land bank parking and recommends the applicant apply for necessary approvals at that time. Related language is included as item b. in the motion sheet.

The applicant has proposed a walking trail along the southern boundary which was shared via e-mail post submission. Comments about the location were included in the review letters. As stated in the motion, the applicant is advised to redesign the trail to stay outside of the critical root zone of existing trees, which is typically 1-foot outside of the longest dripline of the trees. Any alternate location is allowed but subject to City's woodland consultant review and approval at the time of Final Site Plan.

During the course of review, staff has worked with the applicant about potential issues and the applicant has addressed them satisfactorily. The applicant shall include the revisions agreed upon at the time of Final Site Plan submittal. Fire raised some concerns about inadequate turn-around which the applicant addressed by widening the drive widths north of the headquarters and providing a turnaround south of the headquarters building.

Planner Komaragiri continued that traffic has raised concerns about the entryway design that was originally submitted. The original design also did not propose a signal that is warranted due to the trips generated by the proposed development. After multiple discussions, staff and the applicant agreed on the design that is shown on the screen along with a proposed signal, right turn taper and lane along Fourteen Mile Road. The entrance to the development is gated, so an escape route is provided at the entrance boulevard. Related language about the timing of signal installation and RCOC correspondence is included as items n. and o. in the motion sheet. The applicant is also recommended to start initial discussion with Road Commission of Oakland County as soon as possible.

Landscape identified multiple deviations that would be required. Staff recommended that the plans should be revised to meet the requirements for a majority of those deviations. In the response letter, the applicant agreed to revise the plans as recommended but is seeking a waiver for reduction of required street trees, parking lot perimeter and greenbelt requirements along M-5 corridor due to existing easements. Staff supports those deviations as stated in the motion sheet and recommends approval.

Planner Komaragiri said the plan proposes to impact about 0.65 acres of regulated wetlands which would require some mitigation measures. The plan currently provides wetland mitigation at a ratio of 1.13 to 1. Plans are to be revised to provide at the ratio of 1.5 and 2 to 1 as recommended in the review letter. A significant number of trees are proposed for removal for the proposed site construction. The plan proposes a total of 399 tree removals requiring 599 Woodland Replacement credits. Based on the applicant's cover letter, it is staff's opinion that the site does not have the necessary space to plant the entire quantity of Woodland Replacement Trees. It is likely that the developer will provide payment to the City of Novi Tree Fund for all credits that cannot be planted on-site.

A Section 9 waiver for exceeding the maximum allowed percentages for Limestone for the Headquarters building, not meeting the minimum percentages for brick for both buildings and for exceeding the maximum allowed percentage of flat metal panels. The applicant has provided a façade board which is available in front of the podium.

Fire has no additional comments to be addressed with Final Site Plan submittal.

Planner Komaragiri said reviews are recommending approval with additional comments to be addressed at the time of Final Site Plan submittal. The Planning Commission is asked tonight to hold the scheduled Public Hearing and after deliberation on the topic, make a motion to approve subject to conditions listed in the motion sheet.

The applicant Chuck Elder is here with his entire design team if you have any questions for them. Our traffic consultant, Sterling Frazier, and our environmental consultants, Matt Carmer and Pete Hill, are here along with staff to address any concerns you have.

John Beaudoin, President of Berkshire eSupply and Novi resident, said if you have any questions we are ready to answer.

Chair Pehrson asked if there was anyone in the audience that wished to address the Planning Commission regarding this project. Seeing no one, he asked if there is any public correspondence.

Member Greco said there is no correspondence.

Chair Pehrson closed the public hearing and turned it over to Planning Commission for their consideration.

Member Anthony said when I look at the landscaping, there are a few conditions that you wanted, Rick. One thing I like about this development is the large green space that is open and there are some trees that are being preserved there. Tell me about what you're looking for in the additional conditions in the landscaping.

Landscape Architect Meader said most of the waivers are related to the ITC Corridor, so that's no big deal. And they're preserving the trees along where the wetlands are being preserved, so those waivers are fine too. The only waivers I'm concerned about are the missing required sub-canopy trees along M-5, that's one area that I pointed out. And then they have a concept for grasses instead of the required shrubs along the building that I just haven't gotten enough information to know whether I'm comfortable to determine if that is sufficient to substitute for what we normally ask for.

Member Anthony asked if the idea for the grasses is to be more similar to the natural

setting.

Landscape Architect Meader said I think that's the idea. There was a picture that showed the concept, I just haven't gotten enough information to be comfortable that that's going to happen the way they think it is. So that is something that I'm looking for. But overall, I think they're moving in the right direction.

Member Anthony said I look at the abundance of the green space and the trees that will be left, and though it's not exactly right to the tee of our Ordinance, it looks like it's meeting the intent of what we're looking for.

And then the last question I had is that there originally was a concern with Fire, and I took a look at the parking lot and I assume it probably had something to do with trucks being able to turn around or have access, has that been resolved?

Planner Komaragiri said yes, the Fire Marshal had concerns that the driveway on your screen was not wide enough for trucks to turn around, so the applicant made the driveway wider. And then the south side of the Headquarters building didn't have this turnaround proposed before, so the Fire Marshal had concerns as to how the trucks would go back so the applicant proposed a T-turnaround there. So that was addressed.

Member Anthony said my last question is probably to our consultants. When I look at the wetlands around there, those look pretty small. Are those simply City-regulated wetlands or are those state-regulated wetlands?

Environmental Consultant Hill said there is a combination of both. At Final Site Plan, the applicant will be providing more information about their work with DEQ and their permit applicant to impact anything that might be state-regulated.

Member Anthony said so do you know yet, at this point, whether the building and parking lot require abatement of the state-regulated wetland? Or is that still yet to be determined?

Environmental consultant Hill said standing here now, that is still yet to be determined.

Member Anthony said so if it does involve state wetland, will there be mitigation on-site?

Environmental consultant Hill said the City and the state have a little bit of a different threshold requirement for mitigation. The City's is a quarter acre, and the state's is a third of an acre. So the 0.65 acres currently proposed of wetland impact to City-regulated wetlands requires mitigation. So for the City, they're looking at almost one acre – 0.975 acres.

Member Anthony said so you haven't looked at whether that would fit on-site or if it would be off-site yet?

Environmental consultant Hill said with this current submittal, they have an adequate, reasonable wetland mitigation plan where they'll be mitigating on-site. It's wetland G, the largest central one, that they'll be building mitigation north of. So we're happy with the conceptual wetland mitigation location.

Member Anthony said, so essentially the concept of a walking path will be there but the actual layout will vary based on driplines of trees and boundaries of mitigation, then? So there's still some adjustment to do.

Environmental Consultant Hill said that's correct.

Member Avdoulos said first of all, I'd like to thank the applicant for working with the City from the time of the last public hearing in December to now. I think it's a kind of tricky site and I think the building was placed appropriately and the layout allows for a lot of green space and open space, I think that's really pleasant.

The design itself is going to be a great addition to the M-5 Corridor, just the way it sits on the site. One of the two big positive things is the walking trail, I think that's a good amenity to have. The other thing is, I'm always a fan of landbanking when you can, only using what you really need and if you need it in the future, you can always add on to it. I think that's appropriate here as shown.

Again, Sri indicated that the City has been satisfied with the cooperation and teamwork that's been pulled together to make this project do what it's supposed to do so I'd like to thank both the applicant and the City for working together. This is one of those projects that you take it step by step and I think everybody realizes it as a win-win.

Chair Pehrson asked Landscape Architect Meader are you comfortable with the motion as it is relative to your unsettledness relative to grasses and shrubs and things?

Landscape Architect Meader said as proposed yes, it's something we're still working on. If not, they said they would meet the requirements.

Chair Pehrson said in terms of traffic and the traffic study, I know we'll end up with a light at the entrance way. Was there any thought, because this was also supposed to have Cabot Drive go all the way out to Fourteen Mile, what happens to the inter-circulation between the rest of that development between Cabot and MacKenzie and then heading back out to Haggerty?

Traffic consultant Frazier said I believe it was discussed that Cabot was going to funnel out to MacKenzie and Haggerty. Traffic is not expected to have too much of an impact on Haggerty, where as if it did connect to Fourteen Mile, you might see a little bit more of an impact and heavier traffic on the intersection of M-5 and Fourteen Mile. But it would likely still require a signal there.

Chair Pehrson said thank you, I've got no other questions at this time.

City Attorney Dovre said I'd like to address the Commission briefly on the wetland permit. The ECT recommendation letter dated February 9 and item 8, the recommendation was structured as if it mandates the conservation easement for all wetlands on the site. And I have looked at that and I've looked at the Ordinance, and I'm not convinced that that's an absolute mandate.

My recommendation is, that if you make a motion to approve the wetland permit, I have some language to include as an item b. and that would read as follows: the condition recommended by ECT in review comment 8 on page 8 of its February 9, 2018 review letter is modified to provide the City of Novi Community Development Department shall determine if the recommended wetland conservation easements are required by applying the standards for such easement conditions in the Ordinance.

The concern is that under your standards in a., it says you're adopting everything that's in the consultant review letters and in effect you would be mandating the conservation

easements where my reading of the Ordinance doesn't make it as black and white as that. This would leave staff to administer the Ordinance as their best of doing so.

City Attorney Dovre said I have the same recommendation for the woodland permit motion. It's the same concept, the recommended language for a condition b. would be as follows: the condition recommended by ECT in review comment 7 on pages 5 and 6 of its February 9, 2018 review letter is modified to provide the City of Novi Community Development Department shall determine if the recommended preservation/conservation easements are required by applying the standards for such easement conditions in the Ordinance.

Motion made by Member Anthony and seconded by Member Avdoulos.

ROLL CALL VOTE TO RECOMMEND APPROVAL OF PRELIMINARY SITE PLAN MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER AVDOULOS.

In the matter of Berkshire E-Supply JSP17-72, motion to approve the Preliminary Site Plan with land bank parking and the revised entry way design with a proposed traffic signal at the entry drive and Fourteen Mile intersection as shown in the updated 'PC-04: Preliminary Site Plan' PDF provided with the response letter dated February 23, 2018, based on and subject to the following:

- a. **Approval of up to 74 land bank parking spaces based on Planning Commission finding that:**
 - i. **The applicant has demonstrated through substantial evidence that the specified occupant and building use will require less parking than what is required by the Zoning Ordinance;**
 - ii. **Parking will not occur on any street or driveway;**
 - iii. **Parking will not occur on any area not approved and developed for parking;**
 - iv. **Parking will not occur on that area where parking construction has been land banked until such time as that area is constructed for such parking;**
 - v. **The requested parking land banking will not create traffic or circulation problems on or off site; and**
 - vi. **The requested parking land banking will be consistent with the public health, safety and welfare of the City and the purposes of the Zoning Ordinance;**
- b. **The applicant shall apply for Planning Commission's approval of a site plan amendment and any associated woodland permit prior to construction of land bank parking. The applicant is allowed to provide "land bank" parking as contemplated under the City's Zoning Ordinance approximately as shown on the site plan without the requirement to identify protected trees within the area or to pay any tree preservation or tree replacement amounts unless and until the area is in fact improved with parking improvements in the future;**
- c. **A section 9 waiver for exceeding the maximum allowed percentages for Limestone for headquarters building, not meeting the minimum percentages for brick for both buildings and for exceeding the maximum allowed percentage of flat metal panels, as listed in the Façade review letter, which is hereby granted;**
- d. **Landscape waiver from Section 5.5.3.B.ii for reduction of required street trees (short of 2 trees) along Fourteen Mile frontage due to the existing ITC Corridor, which is hereby granted;**

- e. Landscape waiver from Zoning Section 5.5.3.B.ii and iii for reduction of required berm (approximately 120 linear feet) along Fourteen Mile frontage due to the existing ITC Corridor easement, which is hereby granted;
- f. Landscape waiver from Section 5.5.3.B.ii.f for reduction of required greenbelt plantings, large canopy and sub-canopy along Fourteen Mile and M-5 frontage in areas where there is conflict with the existing wetlands and woodlands, which is hereby granted;
- g. Landscape waiver from Section 5.5.3.C to permit the reduction of parking lot interior trees due to the existing ITC Corridor easement and existing utility easements, which is hereby granted;
- h. Landscape waiver from section 5.5.3.C.iii Chart footnote to permit the reduction of vehicular use area perimeter trees due to the existing ITC Corridor easement, which is hereby granted;
- i. Compliance with any conditions of the Zoning Board of Appeals variance from Section 5.4.1 for allowing the loading zone in the side yard instead of the required rear yard, as approved on February 13, 2018;
- j. Compliance with any conditions of the Zoning Board of Appeals variance for an additional flag pole (4 flag poles proposed, a maximum of 3 are permitted, as approved on February 13, 2018);
- k. Compliance with the conditions of the City Council waiver for not providing water main along the entire frontage of the site as required per the Design and Construction Standards Manual as approved on February 26, 2018, and contained in the Council approved Agreement Regarding Extension of Watermain/Design and Construction Waivers;
- l. The applicant shall redesign the public walking trail to stay outside of the critical root zone of existing trees. Critical root zone is 1-foot outside of the longest dripline of the trees. Any alternate location within the critical root zone will require City's woodland consultant review and approval;
- m. The applicant to update the woodlands replacement tree calculations at the time Final Site Plan submittal to address the removals that may be required for the Walking trail, subject to City's woodland consultant approval;
- n. The applicant shall install the Traffic signal at the entrance along Fourteen Mile Road as shown in the updated 'PC-04: Preliminary Site Plan' PDF provided with response letter dated February 23, 2018, and as shall be provided in more detail on the Final Site Plan submittal, prior to the Temporary Certificate of Occupancy;
- o. The applicant shall provide correspondence from the Road Commission for Oakland County (RCOC) to the City prior to Final Site Plan approval in regard to the future considerations for any future 14 Mile Road improvements, such as widening, RCOC's approval of proposed traffic signal location, right turn taper/lane, and entry driveway design (as shown in the updated 'PC-04: Preliminary Site Plan' PDF provided with response letter dated February 23, 2018);

- p. The findings of compliance with Ordinance standards in the staff and consultant review letters, including water main extension issue to be resolved by engineering and city administration and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

ROLL CALL VOTE TO APPROVE THE WETLAND PERMIT MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER AVDOULOS.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Berkshire E-Supply JSP17-72, motion to approve the Wetland Permit based on and subject to the following:

- a. 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
- b. The condition recommended by ECT in review comment 8 on page 8 of its February 9, 2018 review letter is modified to provide that the City of Novi Community Development Department shall determine if the recommended wetland conservation easements are required by applying the standards for such easement conditions in the Ordinance.

This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

ROLL CALL VOTE TO APPROVE THE WOODLAND PERMIT MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER AVDOULOS.

In the matter of Berkshire E-Supply JSP17-72, motion to approve the Woodland Permit based on and subject to the following:

- a. 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
- b. The condition recommended by ECT in review comment 7 on pages 5 and 6 of its February 9, 2018 review letter is modified to provide that the City of Novi Community Development Department shall determine if the recommended preservation/conservation easements are required by applying the standards for such easement conditions in the Ordinance.

This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

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

In the matter of Berkshire E-Supply JSP17-72, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance

standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

3. 46860 WEST ROAD JSP17-35

Public hearing at the request of Quadrants Development for Preliminary Site Plan, Wetland Permit, Woodland Permit and Storm Water Management Plan approval. The subject property is approximately 3.76 acres and is located in Section 4, north of West Road and west of Hudson Drive. The applicant is proposing to construct a 36,287 square foot two-story office and warehouse building with associated site improvements.

Planner Bell said the site is about 3.76 acres and located in Section 4, on the north side of West Road, west of Hudson Drive.

The subject property is zoned I-1, Light Industrial. The properties to the north, east, and south are also zoned I-1. The railroad tracks run along the west side of the property, with the City of Wixom's light industrial zoning district on the opposite side.

The Future Land Use Map indicates Industrial, Research, Development, and Technology for the subject property and for the properties to the north, east, and south. The properties to the west are proposed as "industry" on Wixom's future land use map.

The site contains wetland areas along the eastern side of the property. The applicant has worked with the City's engineer and wetlands consultant to design a stormwater sediment forebay and parking bay bioswale for 1:1 mitigation for the impacts the development will have on all existing on-site wetlands. These areas will be graded, seeded and planted to mimic natural wetland areas, which we believe will be an improvement over the existing low-quality wetlands, which are dominated by invasive plant species.

The proposed site plan indicates that 2 regulated trees will be removed. This would require a total of 8 replacement credits. The plan proposes to plant all of them on site.

The applicant is proposing to construct a 36,287 square foot light industrial speculative building along with 82 parking spaces, and 4 bicycle parking spaces. The loading/unloading docks and dumpster are located in the northwest corner of the building to limit visibility from major roadways.

The applicant is seeking one waiver from Planning Commission. That would be a Section 9 waiver for exceeding the percentage of Flat Metal Panels on the West and North elevations of the building. Our façade consultant supports this waiver as overall the building is consistent with the intent and purpose of the ordinance and the overage is on facades with a lower degree of visibility from the major thoroughfare.

In addition to the Planning Commission waiver, the applicant will also request a Zoning Board of Appeals variance for the DTE transformer in the front yard. The reviewers are all recommending approval with additional items to be addressed with Final Site Plan submittal.

The Planning Commission is asked tonight to hold the required public hearing for the preliminary site plan, wetland permit, woodland permit, and stormwater management

plan. The applicant Bill Clark from Quadrants Development is here tonight with his Engineer Al Valentine. Staff and consultants are here to answer any questions you may have.

Al Valentine, from GAV Associates, said we are the architectural firm. Like Lindsay said, we are proposing a light industrial spec building. We feel the market has proved quite a bit that a spec building will either lease or sell relatively soon, the market has increased quite a bit and that's a good thing.

We're seeking the two waivers on the elevations, on the one side that faces the railroad tracks and the one that faces the rear of the building. They don't have a lot of visibility and we wanted to be consistent with the elevations around the entire building.

Other than that, we have to go to ZBA for the transformer on the front, it's a relatively small transformer and it's there because the power pole for DTE is adjacent to it and it would be an easy hookup for power, rather than trench all the way to the back of the building and come all the way back up front for power. Everything else is relatively simple and will be taken care of at final approval. If you have any questions, the property owner is here, the builder, and the landscape architect.

Chair Pehrson asked if there was anyone in the audience that wished to address the Planning Commission regarding this project. Seeing no one, he asked if there is any public correspondence.

Member Greco said there is no correspondence.

Chair Pehrson closed the public hearing and turned it over to Planning Commission for their consideration.

Member Avdoulos said I like seeing projects like this where we've got approval recommended all the way down the line, maybe one waiver. And I think the waiver is being supported by our city architect based on the fact that the applicant has worked with the City and taken into account some of the comments that were made, especially related to the split-face CMU, so I think that is appropriate. With that, I'll make a motion.

Motion made by Member Avdoulos and seconded by Member Anthony.

ROLL CALL VOTE TO RECOMMEND APPROVAL OF PRELIMINARY SITE PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER ANTHONY.

In the matter of 46860 WEST ROAD JSP 17-35, motion to approve the Preliminary Site Plan with a Section 9 waiver based on and subject to the following:

- a. **To allow the overage of Flat Metal Panels (50% allowed; 70% on north, 68% on west), because those elevations have a lower degree of visibility from the major thoroughfare and overall the building is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;**
- b. **The applicant will either seek a Zoning Board of Appeals variance for the proposed transformer in the front yard or propose permanent screening to comply with the Zoning Ordinance requirements;**
- c. **The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with the Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the

Ordinance. *Motion carried 6-0.*

ROLL CALL VOTE TO RECOMMEND APPROVAL OF WETLAND PERMIT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER ANTHONY.

In the matter of 46860 WEST ROAD JSP 17-35, motion to approve the Wetland 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. This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

ROLL CALL VOTE TO RECOMMEND APPROVAL OF WOODLAND PERMIT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER ANTHONY.

In the matter of 46860 WEST ROAD JSP 17-35, 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. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

ROLL CALL VOTE TO RECOMMEND APPROVAL OF STORMWATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER ANTHONY.

In the matter of 46860 WEST ROAD JSP 17-35, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE FEBRUARY 7, 2018 PLANNING COMMISSION MEETING MINUTES

Motion made by Member Avdoulos and seconded by Member Anthony.

ROLL CALL VOTE TO APPROVE THE FEBRUARY 7, 2018 MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER ANTHONY.

Motion to approve the February 7, 2018 Planning Commission Meeting Minutes.
Motion carried 6-0.

SUPPLEMENTAL ISSUES

There were no supplemental issues.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

ADJOURNMENT

Moved by Member Greco and seconded by Member Anthony.

VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER GRECO AND SECONDED BY MEMBER ANTHONY.

Motion to adjourn the February 28, 2018 Planning Commission meeting. *Motion carried 6-0.*

The meeting was adjourned at 7:53 PM.