



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

JULY 22, 2015 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 or about 7:00 PM.

ROLL CALL

Present: Member Baratta, Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony (excused), Member Giacometti (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri, Planner; Jeremy Miller, Engineer; Rick Meader, Landscape Architect; Gary Dovre, City Attorney; Pete Hill, Environmental Consultant

PLEDGE OF ALLEGIANCE

Member Greco led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Baratta:

Motion to approve the July 22, 2015 Planning Commission Agenda. Motion carried 5-0

AUDIENCE PARTICIPATION

No one in the audience wished to participate and the audience participation was closed.

CORRESPONDENCE

There was no correspondence

COMMITTEE REPORTS

There were no committee reports

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

Deputy Director McBeth reported on a couple of items from the City Council Meeting of July 13, 2015. The City Council approved the Special Development Option Agreement for the Huntley Manor development, the 210-unit multiple family gated community on the south side of Grand River, west of Meadowbrook Road. The Preliminary Site Plan, Phasing Plan, Wetland Plan, Woodland Plan and Stormwater Management Plan were approved by the City Council, as well.

CONSENT AGENDA – REMOVALS AND APPROVAL

PUBLIC HEARING

1. WEST PARK DEVELOPMENT JSP15-30

Public hearing at the request of West Park Development for the approval of the Preliminary Site Plan, Wetlands Permit, Woodlands Permit and Storm water Management

Plan under Roads and Utilities Construction Ordinance. The subject property is located south of Grand River Avenue and west of Beck Road in Section 17. The 31-acre property is zoned I-1, Light Industrial and the applicant is proposing to wetland fill and mitigation, construction of the Access Roadway to serve the developable parcels on the site including associated mass grading, storm water management, site utilities, Grand River Avenue access approach, berms, landscaping and emergency access connection to Providence Parkway.

Planner Sri Komaragiri stated that the subject property is located south of Grand River Avenue and west of Beck Road. This is located west of Providence Park Hospital Campus.

The subject property is zoned I-1, Light Industrial District and is surrounded by I-1, Light Industrial District and I-2, General Industrial District on the west, OSC, Office Service Commercial on the east, and B-2, Community Business on the north. The Future Land Use map indicates Office Research Development and Technology for the subject property, Office Commercial on the east, and Community Commercial on the west. The proposed use is speculative at this time.

There are regulated wetlands and woodlands on the property. The applicant is proposing wetland fill and mitigation, construction of the Access Roadway to serve the developable parcels on the site including associated site improvements and emergency access connection to Providence Parkway. The schedule of the building construction is undecided at this point and will depend on market demand. The applicant shared their intent for the current proposal, timeline and future plans for the development of the rest of the site in the letter which is shared with the commissioners in the packet.

The current plan is reviewed according to Section 6.1.1.E for review of the proposed roads and any proposed utilities. The applicant understands that any future site development will have to be reviewed and approved by the City according to the code. Planning recommends approval for Roads and Utilities Site Plan. Engineering also recommends approval with additional comments to be addressed during Final Site Plan. A City Council variance may be required for not being able to provide sidewalks on either side of the proposed road prior to stamping set approval.

The applicant is requesting two landscape waivers for not meeting the minimum requirements for trees along Right of Way and greenbelt planting along Grand River Avenue in order to preserve the regulated wetland area and in consideration of the potential conflict with the existing power line easement. The applicant agreed to work with the City's landscape architect to determine the deficiency during Final Site Plan review. Landscape recommends approval with additional comments to be addressed during Final Site Plan.

The applicant received a wetland mitigation permit from Department of Environmental Quality on January 7, 2011. The permit expires on January 7, 2016. Wetlands and Woodlands recommend approval with additional comments to be addressed during final site plan. Our Wetland consultant Pete Hill is here tonight to address any concerns our Commissioners may have.

Traffic also recommends approval with additional comments to be addressed during Final Site Plan. The current recommendation does not waive the City's authority to require turn lanes at the intersections of the proposed West Parkway Drive with Grand River Avenue and/or Providence Parkway, or turn lanes/tapers at driveways on West Parkway Drive based on additional information on future building use and future traffic volumes. Fire recommends approval with all requirements being met.

The Planning Commission is asked tonight to hold a public hearing and to approve the site plan, wetlands permit, woodlands permit and storm water management plan considering factors listed in section 6.1.E.2.B.

Applicant Gary Jonna representing West Park Investors LLC, 39525 Thirteen Mile Road, Novi, said that he is present to answer any questions. He referred to the statement that was prepared which clearly states the plans that they have for the property.

Chair Pehrson opened the Public Hearing to the public for any comments. There is no audience response or any correspondence and the public hearing was closed. Chair Pehrson turned the request over to the Commission members for comments and consideration.

Member Zuchelwski had a few questions regarding the overhead lines and towers. He referred to Canton and the fact that they have a wide area between adjacent structures and the towers themselves. He questioned how close the towers to where the road curves to meet the Providence ring road. He questioned the EMF or magnetized areas around these lines and what is the safe distance recommended between those EMF's and the buildings that are going to be built. He questioned if variances are required from ITC, and if they have been applied for.

Applicant Jonna responded that in the packet that was provided the issues have been addressed. There is approval from both DTE and from ITC for the work that is going on in that 200 foot easement. For this project the LLC owns the fee simple land and has granted an easement to ITC and DTE. Because ITC and DTE have an easement we sought their approval when we started this project. We have not been advised by either ITC or DTE of any fall zones or any safe zones. If you look at the way the project is designed, the roadway and the wetlands push everything to the west. That is a product of the configuration of the site, the approach on Grand River, the connectivity to Providence Parkway serves the building and parking areas to the west. As for health and welfare we do not know of anything that would pose a hazard.

Member Zuchelwski asked where the road turns to the east and goes under the lines, what is the distance between the towers at that point?

Mr. Jonna said this information is shown on the plan.

Gary Tressel, Senior Associate with Hubble, Roth and Clark addressed the Commission. He addressed the question regarding towers collapsing. He stated the towers generally collapse within one-third of their height. If there are 100 feet high the debris would fall anywhere within 35 feet of the base. The road is positioned to align with the driveways to the north of Grand River and they have actually received geometric approval from the Road Commission for this particular location. On the south end they wanted to come in perpendicular to Providence Drive in order to enhance the site distance for anyone coming out of that road to see in either direction.

Member Baratta asked what use is proposed for the buildings?

Mr. Jonna replied that they anticipate a higher end use.

Member Baratta asked that if the area to the west would be developed and if they would permit access to Grand River.

Mr. Jonna replied that he thought that was premature to speculate and he could not give an answer today how the future will play out.

Member Baratta is concerned about the two driveways that go from west to east. He stated that the tower looks very close to the building just to the west of the driveway.

Mr. Jonna responded that they picked this location as the only location that they could connect to Grand River because of the wetlands and other things that are happening along the frontage. They did try to keep it as much to the east as they could with wanting to come to Grand River at a 90 degree angle and be able to create a berm against the light industrial at this time. The distance between the two driveways exceeds 400 feet.

Motion by Member Greco, seconded by Member Lynch

ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH

In the matter of West Park Development JSP15-30, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver to permit the reduction of the Right of Way trees between the existing sidewalk and the curb along Grand River Avenue and Proposed West Parkway Drive as listed in Section 5.5.3.B.ii in order to preserve the regulated wetland area and in consideration of the potential conflict with existing power line easement, as determined by the City's Landscape Architect during final site plan review and based on additional information requested, which is hereby granted to the extent required for compliance with Road Commission of Oakland County requirements and the power line easements;
- b. Landscape waiver to permit the reduction of the Greenbelt planting requirements along Grand River Avenue and Proposed West Parkway Drive as listed in Section Sec. 5.5.3.E.i.c in order to preserve the regulated wetland area and in consideration of the potential conflict with existing power line easement, as determined by the City's Landscape Architect during final site plan review and based on additional information requested, which is hereby granted to the extent required for compliance with Road Commission of Oakland County requirements and the power line easements;
- c. A City Council variance from the requirement in Section 11-256(c) of the City Code of Ordinances that a sidewalk be provided on both sides of a new street.
- d. This approval does not waive the City's authority to require turn lanes at the intersections of the proposed West Parkway Drive with Grand River Avenue and/or Providence Parkway, or turn lanes/tapers at driveways on West Parkway Drive based on additional information on future building use and future traffic volumes.
- e. 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 Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried 5-0

Motion by Member Greco, seconded by Member Lynch

ROLL CALL VOTE ON THE WETLAND PERMIT APPROVAL MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH

In the matter of West Park Development JSP15-30, 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 5-0*

Motion by Member Greco, seconded by Member Lynch

ROLL CALL VOTE ON THE WOODLAND PERMIT APPROVAL MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH

In the matter of West Park Development JSP15-30, 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 5-0

Motion by Member Greco, seconded by Member Lynch

ROLL CALL VOTE ON THE STORMWATER MANAGEMENT PLAN APPROVAL MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH

In the matter of West Park Development JSP15-30, motion to approve the Stormwater Management Plan, based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 5-0

2. SHOWPLACE FAIRGROUNDS CONNECTION SP15-51

Public hearing at the request of Showplace Fairgrounds Connection for the approval of the Preliminary Site Plan, Wetlands Permit and Storm water Management Plan. The subject property is located north of Grand River Avenue and west of Taft Road in Section 16. The applicant is proposing to fill an existing wetland/ditch near the west property line and install a 24 inch diameter culvert on the subject property.

Planner Sri Komaragiri stated that the subject property is located north of Grand River Avenue and west of Beck Road and is known as Suburban Collection Showplace. The subject property is zoned EXO, Office Service Technology district with Exposition Overlay District. It is surrounded by B-2, Community Business District to the west, Light Industrial to the south and Office Service Technology to the east.

The Future Land Use map indicates Office Research Development and Technology for the subject property and the surrounding properties. There are some regulated wetlands and woodlands on the property. The proposed project is relatively small in scope and includes the filling of an existing wetland/ditch and the installation of a 24 inch diameter culvert. No other improvements are proposed at this time.

Planning recommends approval. The applicant has received the MDEQ permit from the state. Wetlands and Engineering recommend approval with additional information to be provided during Final Site Plan. The Planning Commission is asked to approve the preliminary site plan, wetland permit and storm water management plan.

Mr. Blair Bowman, TBON LLC., 46100 Grand River stated that all the information is in your packet. We are looking at .07 acres of fill in a ditch that used to function as a drainage ditch when for Grand River. After Grand River was developed the storm drainage is handled through the storm water collection system. It is not a highly functional ditch. The MDEQ permit was issued two days ago. We are looking forward to connecting now with a considerable next step investment for the primarily expansion of the Fifth Third Bank Michigan State Fair which continues to grow. We are looking to make the fair bigger and better every year. This is part of the opportunity to connect the sites, both visually and practically to make it as functional and as safe as possible. This will allow a pedestrian green belt to connect the two sites.

Chair Pehrson opened the public hearing and after finding that there was no one wishing to address the Planning Commission on this subject, and no correspondence was received, Chair Pehrson closed the public hearing.

Member Baratta questioned Mr. Bowman regarding ownership of property.

Mr. Bowman, responded that they just acquired it.

Motion by Member Baratta, seconded by Member Lynch

ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MADE BY MEMBER BARATTA AND SECONDED BY MEMBER LYNCH

In the matter of Showplace Fairgrounds Connection JSP 15-51, motion to approve the Preliminary Site 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 Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0*

Motion by Member Baratta, seconded by Member Lynch

ROLL CALL VOTE ON THE WETLAND PERMIT APPROVAL MADE BY MEMBER BARATTA AND SECONDED BY MEMBER LYNCH

In the matter of Showplace Fairgrounds Connection JSP 15-51, 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 5-0*

Motion by Member Baratta, seconded by Member Lynch

ROLL CALL VOTE ON THE STORMWATER MANAGEMENT PLAN APPROVAL MADE BY MEMBER BARATTA AND SECONDED BY MEMBER LYNCH

In the matter of Showplace Fairgrounds Connection JSP 15-51, motion to approve the Stormwater Management Plan, based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

Motion carried 5-0

MATTERS FOR CONSIDERATION

1. COMMERCE TOWNSHIP DRAFT MASTER PLAN REVIEW

Deputy Director McBeth stated that Commerce Township is currently undertaking an update to its Master Plan and it is currently in the comment period for surrounding communities, Oakland County, utility companies and other agencies to provide review and comments. Rather than redo the entire master Plan, the Commerce Township Planning Commission reviewed the prior Master Plan and made changes to certain sections based on new information and goals. There are a number of land use inconsistencies with respect to multiple family developments zoning.

There are two areas identified for recommended Land Use change on Commerce Township's proposed Future Land Use Map that are immediately adjacent to Novi:

1. Property on the north side of Pontiac Trail, east of Beck Road (immediately east of the existing Kroger store), which is proposed to change from a Multiple Family Residential designation to Neighborhood Commercial. This subject property is across the street from Novi's Portsmouth Apartments, near Novi's Shoppes at the Trail. Given the proximity of other commercial centers in the area, staff does not see any negative consequences with this change.
2. Property on the north side of Fourteen Mile Road, east of Decker Road the Township is proposing to change the future land use from Single Family Residential to Multiple Family Residential. The property is currently developed with attached homes. The change appears to be a map correction to reflect current land uses. The subject site is across the street from the Maples Shopping Center in Novi. The Planning Department does not see any negative impacts to the City of Novi with this proposed mapping change.

Another item of interest is the Complete Streets Plan, which is renamed from the prior "Circulation Plan Map". The plan provides proposed and existing trails, bike lanes, park paths, sidepaths, and other non-motorized facilities. The plan shows extensions of paths and trails into Novi: the bike path around the east side of Walled Lake, and the existing trail along the M-5 corridor. Destinations within Commerce Township, and a 7-mile and a 20-mile bike loop are shown to facilitate non-motorized and recreational attractions. One of the Township's Action Strategies on page 12.10, is to "continue work with Walled Lake and Wixom to complete acquisition of the Michigan Airline Trailway and apply for further grants to develop the Trailway." In the past, Novi has provided letters of support for the Airline Trailway, as Novi's regional trails are planned to connect to that planned regional trail.

Deputy Director McBeth referenced the "Action Strategies" provided for implementation of the Master Plan. It is the planning staff's recommendation that the Planning Commission authorize the Planning Commission Chair to sign and send a letter to the Commerce Township Planning Commission complimenting them on their proposed Master Plan amendments and state that their proposed Plan supports the City of Novi's Master Plan for Land Use.

Motion by Member Lynch and Seconded by Member Baratta

ROLL CALL VOTE ON HAVING THE PLANNING COMMISSION CHAIR SIGN A LETTER IN SUPPORT OF THE COMMERCE TOWNSHIP DRAFT MASTER PLAN, MOTION BY MEMBER LYNCH AND SECONDED BY MEMBER BARATTA

Motion to have Chair Pehrson sign the letter in support of the Commerce Township Draft Master Plan. *Motion carried 5-0*

2. APPROVAL OF THE JULY 8, 2015 PLANNING COMMISSION MINUTES

Motion by Member Lynch, seconded by Member Baratta

ROLL CALL VOTE ON THE JULY 8, 2015 PLANNING COMMISSION MINUTES APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BARATTA

Motion to approve the July 8, 2015 Planning Commission Minutes. *Motion carried 5-0*

3. APPROVAL OF THE MAY 27, 2015 PLANNING COMMISSION MINUTES

Motion by Member Lynch, seconded by Member Baratta

ROLL CALL VOTE ON THE MAY 27, 2015 PLANNING COMMISSION MINUTES APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BARATTA

Motion to approve the May 27, 2015 Planning Commission minutes. *Motion carried 5-0*

MATTERS FOR DISCUSSION

There were no matters for discussion

SUPPLEMENTAL ISSUES

There were no Supplemental Issues.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

ADJOURNMENT

Motion by Member Lynch, seconded by Member Baratta

Motion to adjourn the July 22, 2015 Planning Commission meeting. *Motion carried 5-0.*

ADJOURNMENT

The meeting was adjourned at 7:37 PM.

Transcribed by Richelle Leskun

Date Approved: August 13, 2015

Richelle Leskun, Planning Assistant
Signature on File