REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

June 14, 2017

Proceedings taken in the matter of the PLANNING COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Wednesday, June 14, 2017

BOARD MEMBERS
Mark Pehrson, Chairperson
Robert Giacopetti
John Avdoulos
Tony Anthony
Ted Zuchlewski

ALSO PRESENT: Sri Komaragiri, City Planner,
Barbara McBeth, City Planner, Kirsten Mellem, City Planner.
Rick Meader, Landscape Architect, Thomas Schultz, City Attorney,
Darcie Reichiten, Engineer.

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

Wednesday, June 14, 2017

7:00 p.m.

** ** **

CHAIRPERSON PEHRSON: I would like to call to order the June 14th, 2017 regular meeting of the Planning Commission. Sri?

MS. KOMARAGIRI: Member Anthony.

MR. ANTHONY: Here.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Here.

MS. KOMARAGIRI: Member Giacopetti.

MR. GIACOPETTI: Here.

MS. KOMARAGIRI: Member Greco?

CHAIRPERSON PEHRSON: Absent, excused.

MS. KOMARAGIRI: Member Lynch?

CHAIRPERSON PEHRSON: Absent, excused.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Here.
MS. KOMARAGIRI: Member

Zuchlewski?

MR. ZUCHLEWSKI: Here.

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

(Pledge recited.)

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

MR. GIACOPETTI: Motion to approve the agenda.

MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: We have a motion and a second, any comments? All those in favor say aye.

THE BOARD: Aye.

CHAIRPERSON PEHRSON: We have an agenda.

Come to our first audience participation. We have three public hearings. If there is anyone in the audience that wishes to address the Planning
Commission on something other than one of three public hearings, please step forward at this time, you will have three minutes to express your concerns.

AUDIENCE PARTICIPANT: Thank you for this opportunity. My name is Dr. Charlene Babcock McHugh. I wanted to comment on the funeral home plans for Eleven Mile and Beck.

I just want to make several points. The first point I want to make is realtor.com, which is an independent objective analysis of impact of different types of businesses and homes around the area has determined that there was a 6.5 percent reduction in property values.

Now, given that the average property values in the area is about $300,000, that's about a $20,000 reduction in property values. If you think about a $500,000 home, it's about $32,000 reduction of property values. That is substantial. I also want to make the point that there is no
hardship, there is no reason that the funeral home needs to be put at that location. There is ample real estate north of Eleven Mile, that's not residential, that you could put it. There is no hardship reason that have the homeowners suffer because of a funeral home has to go there.

I also want to make the point, at the last meeting, one of the council members, the board members, made the point that it's better than a strip mall.

Well, that area is zoned residential. It's still better to be residential than a strip mall or a funeral home.

So that point was mute, although we we weren't allowed to make a comment, I know the funeral home came up and made a speel about how wonderful their family is. I am sure they are wonderful, that's totally irrelevant.

The point is, is that a funeral home is still not the same as a strip mall.
It's not the same as residential. Residential is still ideal in that location.

Four of the five of the board members commented about the master plan, about keeping commercial endeavors north of Eleven Mile.

And I want to reinforce how important I support that opinion. I think once you start to have residential go south of Eleven Mile, you kind of open Pandora's box. I think that those consequences will be far reaching beyond the life span of your service as a zoning board member. It certainly goes against what you describe as the master plan.

I am a physician, emergency medicine. I graduated from the University of Michigan, with a degree before that and a masters of biostatistics. I know that they said there was a traffic study that was done, that said there would be no impact on the traffic.

Well, I have to tell you, from
the science perspective, I really hope you totally disregard that. Any study that is done and supported by somebody who has an invested interest in the outcome, the results are biased. You can't rely on that. There is no way that you can say that because the funeral home did a study on traffic that there is no problem, that that's reality. And I think back that up with lots of studies if you want to, but I don't want to bore you because I only have three minutes.

CHAIRPERSON PEHRSON: Your time is up, if you could summarize, please.

AUDIENCE PARTICIPANT: Yes, I can summarize. The parking issue has not been addressed. The decrease in the homeowner's cost of 6.5 percent reduction of homeowners, and the traffic study which is not valid.

Finally, I trust that the board members will stay to the main plan of not keeping commercial study -- commercial endeavors south of Eleven Mile. Thank you for your time.
CHAIRPERSON PEHRSON: Thank you.

Anyone else?

AUDIENCE PARTICIPANT: I would like to address the funeral home as well.

CHAIRPERSON PEHRSON: Please state your name.

AUDIENCE PARTICIPANT: I'm Chris Wigowski. I live in Pioneer Meadows. I would graciously ask you to vote no on this matter. If I mention a point that's already been brought up, just take it as a reiteration. First and foremost, I would like to say there is no doubt in my mind that the integrity of the Griffin family or the cleanliness and upkeep of the facilities, with that being said, there are many locations on Grand River or Twelve Mile that would better suit this establishment, in my opinion.

North of Eleven Mile has been forever and should be the baseline of commercial business. This funeral home, in my opinion, would bring a cosmetically gross
dissimilarity to the neighboring dwellings.

The number one reason I would like for you to take into consideration is the traffic. If you were to do a proper traffic impact study, you would see the high density of cars in this intersection. From personal experience, our house has a direct view to Beck Road, the traffic volume is high at all times in the day and evening, during the week and weekends. Last meeting someone had mentioned that the processions are usually held early in the day, however, that's not always true. Also, viewing times can be any time of the day. This will cause high traffic congestion in and out all day, hindering the ambulances to Providence Hospital and the buses from many of the schools in the nearby area. Beck is one of the only roads extending the entire length from US96 to M-14. This will alone on a two-lane highway brings higher volumes of traffic.

Another thing to consider is the overflow of parking. As there is no
parking on Beck or Eleven Mile, all overflow traffic will park in Pioneer Meadows subdivision, in front of all our houses, which no one wants. There is not sufficient parking for this establishment to not have an overflow at times. I have been at many funerals, they have multiple viewings at once with an excess amount of people. The barn that is on the property is close to being a historical monument to the city. It is the most recognizable landmark in the city. Yes, we all understand that it won't always be there, but if there is a chance for us to prolong its destruction, I feel it's our duty to do so. Yes, we understand that other things can go on the property that are a bigger eyesore and headache, however, if that was the case, and a different proposal was on the table, we would be back here again hoping and fighting for the board to consider the people's opinion and vote no.

One last thing I would like you to consider is property value, as she stated.
I will just skip that.

Please take into consideration all my points when voting. Please put yourself in our shoes not as a resident of Novi, but as a concerned family of Pioneer Meadows, directly adjacent to the proposed establishment. Please take in consideration the entire communities of Pioneer Meadows and Novi as a whole having to deal with concealing high traffic volumes, substantial decrease in property value, lower morale of all our children and all around pristine beauty and close knit family feel of Beck and Eleven Mile. Please vote no and let us keep the residential feel for our families. Please do your duty as a board to do what is in the best interest of the people and for the community. Thank you.

CHAIRPERSON PEHRSON: Anyone else?

AUDIENCE PARTICIPANT: Hello, my name is Michael Garvoscic. I was also at the meeting. I am asking you again to deny this
special use request from the Griffin Funeral Home. It was almost unanimous last meeting from the board members and everybody in the room that the line of demarcation should be Eleven Mile. All commercial properties should be north of Eleven Mile in this area. For some of the board members who weren't here, Michael Lynch said it was a bad precedent for other property changes in Novi and David Greco said it's not appropriate for this site and he can't support it.

Being a long time Novi resident, I used to play baseball on the Bosco family properties. I remember growing up seeing what this place looked like. I know that one day progress will come and times will change. It's something that we have to get used to, and that's not a problem from almost everybody in this room, if it's kept residential. Building a small subdivision, or a large subdivision, if it goes all the way down Eleven Mile, is not what we are concerned about. What we are
concerned about is having a 13,000 square foot building with 100 parking spots in front of it. That just destroys the corner, destroys the character.

When we look at Novi, we see O'Brien Sullivan and what's around that. Lots that are for sale that have been empty forever. There is a small Safelite auto glass repair, that's it. Nothing else has wanted to move into that property. There is a reason for that. The value is not there to be next to a funeral home. With that, please ask you to consider again to deny this special use permit. Thank you.

CHAIRPERSON PEHRSON: Anyone else.

AUDIENCE PARTICIPANT: Hi. My name is Kelly Michael. I live in Pioneer Meadows. Most of what I to have say is a reiteration from all the people and from when I spoke at the last hearing. What I am asking from you as a Planning Commission -- let me start over.
You as the Planning Commission members have the autonomy to make these decisions of approval or rejection. Your job in part is to have the citizens of the City of Novi's best interest at heart. Meaning your decision will benefit the citizens of Novi. I personally cannot think of any way a 13,000 square foot funeral home in a residential neighborhood could possibly benefit the citizens of Novi. However, I can think of many disadvantages this funeral home would be bringing to our city and its citizens. Some of these reasons many people already spoke of, traffic increase, obviously I live right there on Beck Road, all day, every day, traffic is backed up at that light. Doesn't matter if it's 10:00, 7:00 a.m., 9:00 p.m., the traffic is backed up. Obviously, the loss of property value. I mean, I don't want the value of my home to go down 6.5 percent, neither does anybody else in my neighborhood. Also, yeah, obviously there is zoned commercial property
in tons of other places in Novi. Why in our residential corner right there, where the buses drive by every day, our kids play, it's just -- it doesn't make sense to me why anybody could approve that.

In closing, you folks have the responsibility and ability to affect the future of our community, so please do the right thing by all of our community members and not pass the approval of this funeral home being built in our city. Thank you.

CHAIRPERSON PEHRSON: Anyone else.

AUDIENCE PARTICIPANT: I'm McKenzie. I live in Pioneer Meadows. And I am a fifth grader at Novi Meadows. I have been a resident in Novi for 11 years. You are probably thinking why should we listen to a kid. Well, I live right across the street from the farm. When I go to and from school, I pass the farm. It is always so, so pretty. And it has been my dream to live on a farm. I now live right across the street from the
farm. And I think that it is very -- when I
go to bed, I love watching the sunset over
the barn. If the funeral home is built, I
get to watch the sunset over a bunch of
practically somewhat dead people. Why would
anyone want to live near or across the street
from that. The kids at the new preschool see
the animals. If the funeral home gets put in
a neighborhood, that is sad. Neighborhoods
are for playing with friends and riding
bikes. All funeral homes care mostly about
is making money, not on how kids still feel
driving past every day to and from school.
Please make the right decision and not
approve the funeral home being built in our
neighborhood. Thank you.

CHAIRPERSON PEHRSON: Anyone
else?

AUDIENCE PARTICIPANT: My name is
Kim Burns. I am from Pioneer Meadows as
well. Again, reiterate all of the previous
discussions. I really want to say we have
elected you as our officials to represent the
people, and not necessarily only businesses. We do move to Novi to take the benefits of Novi and the values of Novi. And we do expect that our elected officials will stand behind the people. If this is not rated as a commercial property, I am a little unclear as to why we're pushing so hard to make it a commercial property in a residential area. Nonetheless, I am not going to reiterate what everybody said. We elected you as officials to represent us as the people. This is my first meeting, and so far, with everybody coming up here, I have barely seen anybody pay attention to anything anybody said. So I hope that you really will consider what the people are saying and vote no. Thank you.

CHAIRPERSON PEHRSON: Anyone else?

AUDIENCE PARTICIPANT: My name is Diana Calvin. I have actually lived in Pioneer Meadows since 1983, and regardless of the traffic, whether or not keeping
commercial properties above Eleven Mile, there is something majestic about the farm, and about the barn. And I raised my daughter in Pioneer Meadows. And I certainly would love to see other kids get to continue to see this beautiful piece of property. I think with Novi, you know, there is a lot of business, a lot of areas that they could take their business and keep this farm as a historical site, as something that kind of adds, kind of a quaintness to our community as opposed to having it just all built up and eventually -- you know, we live in Novi because we don't want to live in New York City or in big cities where there is a lot of businesses that are encroaching on residential areas. So anyway, I just really love the farm. And I have always appreciated the Bosco family for taking good care of it. Thank you.

CHAIRPERSON PEHRSON: Anyone else?

AUDIENCE PARTICIPANT: My name is
John Garvosic. I am not a resident of
Pioneer Meadows, but Yorkshire Place. I am a
long time resident and have seen many master
plans that the city has put out over these
years. The purpose of the master plan is to
have a development for everybody to know what
is going to be planned, why you buy your
property, where you're going to live, your
access and so forth. And this land is
designated as residential and you're now
trying to change it from people that have
already made decisions before you. If this
goes and that section is commercial, who is
going want to go around that property and
build any residential. There is a number of
residential properties that are being taken
up by South Lyon and people are moving and
they're avoiding Novi. How come if
residential is not being used in this
particular area, what are we doing as a
community that's limiting the value or not
allowing people to move in? The only thing
that we have now like on Beck and Ten Mile is
six, $700,000 homes. We are missing the boat
to take the middle income person to have a
spot to go and live in Novi. So I really
would like you to consider not changing the
zoning and keeping that and allowing the
funeral home to find a different location on
a main road like Twelve Mile or Grand River
which has ample property available. Thank
you.

CHAIRPERSON PEHRSON: Anyone
else?

AUDIENCE PARTICIPANT: Good
evening. My name is Ann Snowden Miller. I
have lived in Novi since 1962. I was raised
in Pioneer Meadows. I have been in the
Bosco's house, played with the Bosco kids,
went to school with the Bosco kids. And I
appreciate all that they have done for the
community. I love their property. I have
skated on their pond. I chased their cattle
back into their yard when we were little. At
this time, I have moved back into Pioneer
Meadows as an adult in the same home that I
grew up in. I came in late tonight, so I apologize if I reiterate anything that anyone else has said, however, it took me seven minutes to get out Pioneer Meadows tonight because of traffic.

One of the things that I am concerned with, and I am sure that other people are concerned with, not only the traffic, but our property values, you know, again, the driveway, I wonder where if, this does pass, and I'm sorry, I hope it doesn't pass, I am sorry for the people that want to do business here, we already have a funeral home in Novi, where would the driveway go? I am also curious, where would the pond go. I fished in that pond, I have ice skated on that pond. I wonder if you're going to put a building on that property, where would all that water go. So aside from the traffic and the property values, I am definitely against this, and I will really hope that there would be some way to preserve that property in a manner that it still is, something natural,
something for nature, something for future
generations besides, no pun intended, future
generations for a funeral home. I really
would appreciate, you know, everything taken
into consideration that you vote no. Thank
you.

CHAIRPERSON PEHRSON: Thank you.

Anyone else?

AUDIENCE PARTICIPANT: My name is
Cindy Lu. I live in Novi for 15 years. And
I think that reason I come to Novi is the
farm house attract me. At Christmastime
always the wreath is there. And I just so
sad to see it go. And I really don't see
just like everybody else that the benefit of
putting 13,000 square feet building in this
location. We have ample space north of Grand
River, north of Eleven Mile. And I don't see
the benefit. I really appreciate this city
and provide this kind of meeting to discuss
it and listen to us, and that's -- think
about back to my country at that time, so I
just want to use this opportunity to express
my opinion and hope the city officials will truly listen. Thanks.

CHAIRPERSON PEHRSON: Thank you. Anyone else. See no one else, we will close the audience participation.

At this point in time, Barb, I am assuming we will take the yes and no at the proper time?

MS. MCBETH: That's correct.

CHAIRPERSON PEHRSON: I don't believe we have any other correspondence, committee reports, city planner report, Ms. McBeth.

MS. MCBETH: Thank you. I just had a brief announcement that the City Council approved the second reading of the Zoning Ordinance Text Amendment that related to the landscape ordinance updates, that Rick Meader had worked so hard on.

So pretty soon the review letters that you will see coming across your table will be consistent with the updated landscape ordinance. Thank you, Mr. Chair.
CHAIRPERSON PEHRSON: Very good.

We have three public hearings, and just the first two public hearings, the petitioners have requested to delay the vote. So we will go through the normal process of the public hearing, but the vote will be delayed at some point in the future.

So the first public hearing is for Bolingbroke JSP17-34. It's a public hearing at the request of Singh Development, LLC for the approval of the preliminary site plan, site condominium, woodland permit, storm water management plan. The subject property is located in Section 10 at the intersection of Novi and Old Novi Roads, north of Twelve and a Half Mile Road and is zoned R4, one family residential. The applicant is proposing to develop the 19.78 acre parcel to 46 single family detached residential site condominiums. Kirsten?

MS. MELLEM: Good evening. The applicant is proposing a 46 unit single family detached residential site condominium
on 19.78 acres. The subject property is located in Section 10 at the intersection of Novi and Old Novi Roads, north of Twelve Mile and a Half Road and is zoned R4, one family residential.

The site plan was reviewed as a combined preliminary/final site plan, since the project was reviewed in 2005 and 2015. The 2015 review expired, and therefore, is being reviewed anew against current the zoning ordinance standards. Planning did not recommend the final site plan at the time, but after conversations with the applicant, the changes can be made on the electronic stamping set after preliminary consideration and discussion by the Planning Commission. The current site plan complies with all applicable regulations of the zoning ordinance except for a couple minor deviations, requiring landscape waivers supported by staff.

The public hearing is for consideration of the preliminary site plan,
site condominium, woodland permit and storm water management plan. The applicant has requested to postpone consideration of the site plan, so the Planning Commission is asked to wait to hold the public hearing and postpone consideration and discussion until the next available Planning Commission meeting.

CHAIRPERSON PEHRSON: Is the applicant here?

MS. MELLEM: The engineer is here.

MS. MCBETH: Mr. Chair, if I might add, when referring to them to come down, we did not include the site plans in the packet, so they are provided on your table.

CHAIRPERSON PEHRSON: Thank you.

MS. MELLEM: As well as the letter requesting the postponement.

MR. NORBERG: Good evening. My name is George Norbergh. I am with Sieber Keast Engineering. We are the engineers for
Singh Development. I am here this evening to represent them. I don't think I have anything to add to what Kirsten has said. We would like to postpone the vote, until I think it's the 28th, if I recall.

MS. MELLEM: The next meeting.

MR. NORBERG: I am here to answer any questions you might have.

CHAIRPERSON PEHRSON: Very good. This is a public hearing. If there is anyone in the audience that wishes to address the Planning Commission on this particular item, please come forward.

Seeing no audience participation, do we have any correspondence? No correspondence. Close the audience participation. Close the public hearing.

Turn it over to the Planning Commission for their consideration.

MS. MELLEM: There is one correspondence.

CHAIRPERSON PEHRSON: Which one is that?
MR. GIACOPETTI: We have a response from Loretta Rush, who objects to the project.

CHAIRPERSON PEHRSON: Thank you. With that, we will close the public hearing on this matter, turn it over to the Planning Commission for consideration. Thoughts, comments or motion? Member Avdoulos.

MR. AVDOULOS: I would like to make a motion. In the matter of Bolingbroke JSP17-34, motion to postpone the consideration of the preliminary site plan, site condominium, woodland permit and storm water management to the next Planning Commission meeting based on the applicant's request.

MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: We have a motion by Member Avdoulos, second by Member Anthony. Any other comments? Kirsten, can you call the roll.

MS. MELLEM: Member Giacopetti?

MR. GIACOPETTI: Yes.
MS. MELLEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. MELLEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEM: Member Anthony?

MR. ANTHONY: Yes.

MS. MELLEM: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. MELLEM: Most passes five to zero.

CHAIRPERSON PEHRSON: Thank you.

Next is Taft Knolls III, JSP16-67. It's a public hearing at the request of 25150 Taft Road, LLC for preliminary site plan with open space preservation option, site condominium, wetland permit, woodland permit and storm water management plan approval.

The subject property is located in Section 22, south of Eleven Mile Road and east of Taft Road and is zoned R4, one family residential. The applicant is proposing to construct up to 15 unit single family residential development, site condominiums,
utilizing the open space preservation option.

Sri.

MS. KOMARAGIRI: Good evening.

The subject property is located on the east side of Taft Road, north of Ten Mile Road in Section 22 of the City of Novi. The property totals about 9.6 acres. The current zoning of the property is R4, one family residential, on the northeast and south. The property is zoned west across Taft Road are zoned residential acreage. Parkview Elementary School is located west of Taft, across the public subject.

The future land designation for surrounding properties on north, east and south is single family, educational facility is indicated on the west.

The site has substantial portion of regulated wetlands along the front and rear property lines. It has also a considerable amount of woodlands along the east boundary.

Prior to scheduling the public
hearing, staff and consultants reviewed the
plan and were recommending approval subject
to certain conditions and deviations.

However, just yesterday we came
across two preexisting easements on the
property that were not indicated on the
current site plan. We believe that they may
have an impact on the bona fide plan review
and certain other elements. Staff would like
to work with the applicant to identify the
actual location of these easements in
relation to the site plan and evaluate its
potential impacts.

The applicant agreed with
staff's recommendation and are now requesting
a postponement. We have received some public
comments regarding the project and had few
people who came by the office to know more
about the project. If the Commission is
interested, I can go ahead with the regular
presentation for the benefit of any public
who are here.

CHAIRPERSON PEHRSON: Sure.
MS. KOMARAGIRI: The applicant is proposing a 15 unit single family residential development utilizing the open space preservation option, with the entrance off Taft Road. The open space preservation option is intended to increase the long term preservation of open space and natural features and the provision of recreation and open space areas. The site plan meets the general eligibility requirements outlined in the ordinance. The site plan proposes to make some modifications to existing natural features as required to meet the storm water requirements and preserve about 54 percent of the disturbed and the undisturbed natural features in the permanent open space preservation easement.

The applicant provided a bona fied plan which identifies how the property will be developed under the conventional development standards. The bona fied plan is included in the packet, which indicates 16 lots that can developed under conventional
development standards. The easement -- the
new information about the easements may or
may not affect the number.

The applicant is requesting a
reduction of minimum site area from 10,000
square feet to 8,000, and the minimum lot
width from 80 feet to 70 feet, a minimum side
yard setback from 25 feet on two sides to
20 feet on two sides. The proposed site plan
utilizes the open space preservation by
preserving 54 percent of the open space.

Landscape review identifies two
waivers for absence of required berm and five
required landscape trees along Taft Road due
to the presence of existing wetlands.
Landscape review recommends approval.

The current site plan proposed
extension of existing Danya's Way to provide
a through connection to Taft Road. Storm
water is collected and directed to two
proposed separate detention basins.
Engineering's review identified a couple of
variances that are required, a DCS variance
for lack of sidewalk on one side of the street for small a portion of Danya's Way near the wetlands at the front entrance, and the other one for not meeting the minimum storm water detention pond buffers, another one for not providing a stub street at 1,300 feet intervals along the property line.

The distance between Danya's Way and the Novi Meadows school entrance on the opposite side of Taft Road will not meet the driving spacing requirement due to the estimated low volume of vehicles expected from the proposed development. Staff supports the waiver.

The applicant is also requesting a City Council variance -- I'm sorry. There are seven areas of wetlands on the site. The site plan proposed about 0.13 acres of fills to about five of these wetlands. The amount of fill does not require any additional mitigation measure. The impacts require minor wetland permit that can be approved administratively. The site
The plan proposes to include some of the wetland buffers in the rear yard for about five lots. Physical means of protection is strongly suggested for wetland buffers that are located in the rear of the proposed lots.

There are a total of 349 regulated trees on-site, of which 232 trees, about 66 percent, are being preserved. The proposed removal would require about 27 replacements, all of them will be provided on-site. The removal are proposed for development of lots and the proposed detention pond around Danya's Way towards the eastern edge.

The Planning Commission is asked today to hold a public hearing and postpone the consideration to a later meeting to be determined based on the re-submittal. Staff will work with the applicant in order to address some of the public comments we have received so far.

We have Michelle Spencer, the engineer working on the project here, if you
have any questions for her. Thank you.

CHAIRPERSON PEHRSON: Thank you, Sri. Does the applicant wish to address the Planning Commission?

MS. SPENCER: Good evening, Commissioners. My name is Michelle Spencer. I am here on behalf of the applicant for the site development. I am more than happy to answer any questions you may have. And I am ready, willing to answer the questions the public may have as well. Thank you.

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

Seeing no one, I believe we have some correspondence.

MR. GIACOPETTI: We do. We have some correspondence. We have a response from Michael Vidal of 25541 Danya's Way. He objects to the project. His objection is on the following, traffic during construction
should not pass through the existing
subdivision. The tree survey has to be
released. There are trees that are more than
200 years old, he tells us. Replacement
trees have to pass inspection. He is
cconcerned about the water level of the pond
due to the additional development. He feels
that the sidewalk should be prioritized
around Taft. And that five neighbors of new
construction will have a pond on their
backyard that looks really bad, and the
constructor has to put a fountain to
eliminate algae. We are also writing to the
mayor and city manager about this issue.

We have a second response of
objection from a Wilming Lu, of 25444 Danya's
Way, also an objection citing excess number
of trees that would be cut down to have to
make way for the street. Some of the trees
are over 100 years old. The overflowing
ponds near the site already have been -- have
already had algae problems, further
development will make it worse. Third,
increase in street traffic would cause safety concerns for children in the neighborhood.

We have a third letter from Jeffrey Gedeon of 25458 Danya’s Way. He is particularly concerned with the burden that might be placed on the public and nearby homeowners in particular with concern to the traffic, tree removal and the timely completion of this project. Thank you.

CHAIRPERSON PEHRSON: That concludes the public hearing on this matter, turn it over to the Planning Commission for their consideration. Member Avdoulos.

MR. AVDOULOS: I would like to make a motion.

In the matter of Tart Knolls III JSP16-67, motion to postpone the consideration of the preliminary site plan with open space preservation option, site condominium, wetland permit, woodland permit and storm water management plan, to the next Planning Commission meeting based on applicant’s request.
MR. ANTHONY: Second.

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

Member Anthony, I think you had a question on that?

MR. ANTHONY: I do have a couple of questions for staff.

Do we have our consultants, wetland consultants with us today, ETC?

MS. KOMARAGIRI: Not today since the applicant was expected to be postponed. But if there is any general questions, we can try.

MR. ANTHONY: So the wetlands that are on this proposed property, these are not state regulated wetlands, these are Novi regulated wetlands, is that correct?

MS. KOMARAGIRI: Some are state regulated.

MR. ANTHONY: The proposal preserves the state regulated wetlands and then in addition, a portion of the Novi regulated wetlands?
MS. KOMARAGIRI: So on the image in front of you, they are proposing to fill some of the wetland here, C and D and some here. The majority of the concerns from the comments is about the wetland here, the E, which the applicant is not making any modifications.

MR. ANTHONY: And the area where they are filling, is that actually just a Novi regulated wetland?

MS. KOMARAGIRI: I believe so. I would like to refer back to the letters and confirm.

MR. ANTHONY: I could probably help you, too. That's what I wanted to point out. This is an example of what I really like about Novi. We, in a sense, have gone beyond state regulation wetlands and identified additional wetlands that we like within the city, which gives us the flexibility to try to preserve what we can with that. And this particular development, in maintaining the homes are closer together
than the adjoining home -- or neighborhood, they still meet the theme in that -- in the number of homes on the lot and we do a lot of open space green preservation. I realize the reason we are postponed today was because of unknown liens right on the property. So that part I do like. I do like the wetlands.

There is one part of the construction on the wetland though that I would like to direct my questions to you, Michelle.

So there is one area next to the wetland that's being preserved, where you are proposing a waiver of no sidewalk. Help me better understand your reasoning not wanting that sidewalk.

MS. SPENCER: Yes, sir. The wetland G at the northwestern corner of the site, it is actually -- it is a regulated wetland, however, to get the road out, when you put the sidewalk in the required distance from the edge of the road, we already filling slightly for the roadway itself, and to
maintain the ADA compliant slopes and
everything of the actual walkway to make sure
that we meet the physical handicap
requirements, we would be adding so much more
fill to that wetland than what we are already
are and would be tipping the scale and taking
out a great amount of natural features of
that wetland and filling the existing wetland
to extend that sidewalk on both sides of the
road, because we are extending it on the side
of the road, on the other side of the road as
well out to Taft.

MR. ANTHONY: Well, I will give
you a head's up, when this comes back that
will be an area I will question. I live in
obviously a Novi neighborhood with wetlands
and I tell you, my neighbors and I one thing
we really enjoy are the sidewalks and even
walking alongside the wetlands. There are
other construction techniques that can be
used in order to finish that sidewalk. If
that sidewalk were just simply leading to a
dead end, I wouldn't be supportive of it, but
since it's a continuation of a path that helps Novi maintain being walkable, it is something that I would like you to consider with staff, and since we are in a postponement, that's something that I will ask about when you come back.

MS. SPENCER: I will defer to my clients on that.

CHAIRPERSON PEHRSON: Thank you, Member Anthony. Any other comments? If not, Sri, could you call the roll.

MS. KOMARAGIRI: Member Giacopetti?

MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Yes.
MS. KOMARAGIRI: Motion passes five to zero.

CHAIRPERSON PEHRSON: Thank you. Next on the agenda is A123 System (aka Fountain Office Park) JSP17-21. Public hearing at the request of Etkin, LLC, for the approval of preliminary site plan, woodland permit, storm water management plan. The subject parcel is located in Section 15 west of Cabaret Drive, south of Twelve Mile Road and is zoned OST, planned office service technology. The applicant is proposing to develop the 31.25 acre parcel for two buildings, one office, one lab space of 128,936 square feet and the other, an assembly building of 53,469 square feet, including associated site improvements.

Kirsten, again.

MS. MELLEM: So the subject property is located southwest of Twelve Mile and Cabaret Drive, just west of Fountain Walk in Section 15. The applicant is proposing to develop the 31.25 acre parcel into two
buildings totaling over 180,000 square feet.

The subject property is currently owned OST, office service technology. The properties to the west are zoned OST, office service technology, and over the railroad tracks are zoned RA, one family residential. The properties to the east are zoned OST, and RC, regional, commercial, to the south is a parcel zoned OST and owned by ITC, and the I-96 corridor, south of that.

The future land use map indicates industrial research development and technology for the subject property.

The properties to the west and east are the same as the subject parcel and also indicated as regional commercial.

The site does contain wetlands and woodlands on the northern portion of the parcel near Twelve Mile Road.

The proposed project is focused near the I-96 corridor at the southern end of the parcel. Two buildings are proposed, one office lab of 128,936 square feet and one
assembly of 53,469 square feet. The site amenities include 498 parking spaces, 12 are barrier free and 40 provide charging stations for plug-in electric vehicles. Basketball courts for employes, outdoor and rooftop patios and also an entryway fountain fronting on I-96, and bike racks throughout the site.

Originally the traffic impact study was not recommended by the consultants, but after several discussions and additional information provided by the applicant, the traffic consultant is recommending approval of the traffic impact study. The applicant is seeking one waiver from Planning Commission and one variance from City Council. The waiver from Planning Commission is for not providing covered outdoor bicycle parking spaces, which is supported by staff. The variance from city council from the DCS for not providing a sidewalk along Twelve Mile, which is not supported by staff.

The first waiver is for outdoor covered bicycle parking spaces, which the
applicant is asking a waiver and proposed space inside that would be allowed for bike storage. Staff supports this waiver, and has in the past.

The second variance is for not providing a sidewalk along Twelve Mile Road. Staff does not support this variance. The applicant should connect the sidewalk along Twelve Mile Road as prescribed in our non-motorized master plan.

The reviewers are all recommending approval, some with conditions to be met with the next submittal. The Planning Commission is asked tonight to hold the required public hearing for consideration of the preliminary site plan, woodland permit and storm water management plan. The applicant, staff and consultants are here to answer any questions you may have regarding the proposed project.

CHAIRPERSON PEHRSON: Thank you, Kirsten. The applicant wish to address the Planning Commission at this time?
MR. GUARDINI: Good evening.

Josh Guardini with Etkin, 21000 Northwestern Highway, Southfield, Michigan.

Kirsten summed up exactly what we're hoping to get approved here tonight, so I am ready to answer any questions from the Commission or the public.

CHAIRPERSON PEHRSON: Thank you.

This is a public hearing. If there is anyone in the audience that wishes to address the Planning Commission on this particular matter, please step forward.

Seeing no one in the audience.

Any letters? No correspondence. We will close the public hearing portion, turn it over to the Planning Commission for your consideration. Member Anthony.

MR. ANTHONY: Thank you. I will start again. So this is to the developer. So I see there is a request for no sidewalk along Twelve Mile Road. You can see we put a big effort into making our community walkable and to have those amenities in there and the
neighboring property that is developed has a
sidewalk, so it would be a gap within our
sidewalk system, program that we are putting
in.

So we will end up putting --
from my standpoint, there will be a
requirement for having that sidewalk put in.
Is that something you guys can work with,
with putting the sidewalk in?

MR. GUARDINI: Yeah, I think we
can. Originally when we took a look at the
comment, we looked at our neighboring
property to the east, and there is no
sidewalk there, along with the fact that we
are not developing anything on the north part
of the parcel at this time. That was really
the reason for our response. But certainly
we don't want to slow down the project. We
do have time constraints, and therefore, we
would be willing to work with staff to try to
figure out a way to do something out along
Twelve Mile that would meet you guy's
approval.
MR. ANTHONY: I like seeing A123 come into our city. I look forward to that. The rest of the development worked fine to me.

CHAIRPERSON PEHRSON: Anyone else? Make a motion?

MR. ANTHONY: Yes, I will. In the matter of A123 systems, JSP17-21, motion to approve the preliminary site plan based on and subject to the following.

A, planning waiver from Section 5.16 for not providing covered bicycle parking spaces for 25 percent of the required bicycle parking spaces which is hereby granted. The applicant to provide a sidewalk on the Twelve Mile Road. C, the findings of compliance with ordinance standards in the staff and consultant review letters, 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 applicant provisions of the ordinance.

MR. AVDOULOS: Second.

CHAIRPERSON PEHRSON: We have a motion by Member Anthony, second by Member Avdoulos. Any other comments? Kirsten, please.

MS. MELLEM: Member Giacopetti?

MR. GIACOPETTI: Yes.

MS. MELLEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. MELLEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEM: Member Anthony?

MR. ANTHONY: Yes.

MS. MELLEM: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. MELLEM: Motion passes five to zero.

MEMBER ANTHONY: In the matter of A123 systems, JSP17-21, motion to approve the woodland permit based on and subject to the following. 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.

MR. AVDOULOS: Second.

CHAIRPERSON PEHRSON: We have a
motion by Member Anthony, second by Member
Avdoulos. Any other comments? Kirsten.

MS. MELLEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. MELLEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEM: Member Giacopetti?

MR. GIACOPETTI: Yes.

MS. MELLEM: Member Anthony?

MR. ANTHONY: Yes.

MS. MELLEM: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. MELLEM: Motion passes five
to zero.

MEMBER ANTHONY: In the matter of A123 Systems, JSP17-21, motion to approve the storm water management plan based on and subject to the findings in 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 Code of Ordinances and all other applicable provisions of the ordinance.

MR. AVDOULOS: Second.

CHAIRPERSON PEHRSON: We have a motion by Member Anthony, second by Member Avdoulos. Any other comments? Kirsten.

MS. MELLEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEM: Member Giacopetti?

MR. GIA COPETTI: Yes.

MS. MELLEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.
MS. MELLEM: Member Anthony?

MR. ANTHONY: Yes.

MS. MELLEM: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. MELLEM: Motion passes five to zero.

CHAIRPERSON PEHRSON: All set.

Thank you. Next on the agenda, matters for consideration, item number one, Griffin Funeral Home, JSP17-13.

It's a consideration at the request of Novi Funeral Home, LLC for special land use permit, preliminary site plan and storm water management plan approval. The subject property is located in Section 20 at the southwest corner of Eleven Mile Road and Beck and zoned RA residential acreage. The applicant is proposing to construct a 13,000 square foot building, 98 parking spaces, 23 land bank parking spaces and associated site improvements for use as a funeral home.

Special land use is required as a non-residential use in a residential zoned...
property. Sri. Good evening.

MS. KOMARAGIRI: Thank you. As you recall, the Planning Commission held a public hearing on April 19 and postponed the decision for a later time. The decision was made to allow time for further discussion between applicant and the staff, given the comments provided by the Planning Commission and the residents at that time. The subject property is zoned residential acreage and the proposed funeral home is considered a special land use in the existing RA district, which is subject to Planning Commission's approval. The intent of the special land use is to allow development of service uses to serve the residential community. In addition to the RA zoning, the subject parcel also has an option to be developed using planned suburban low rise overlay, which allows for development of other low intensity non-residential uses, that are typically not allowed as permitted or as a special land use under typical RA zoning.
These allowed uses are intended to serve as transition uses between residential and higher intensity office and retail uses. Based on discussions with city staff, the applicant is currently requesting a special land use approval to propose a funeral home at this location. The subject property is designated as suburban low rise on a future land use map, all properties east of Beck and Eleven Mile are zoned and designated as residential. Properties west of Beck are listed as suburban low rise uses to create the buffer between the residential uses and the major thoroughfare. The property surrounding the subject property is zoned residential, but is owned and operated by the Novi schools. There are no regulated woodlands on the property. They have regulated wetlands, which is essentially -- I am sorry. There are proposed minor impacts to the existing wetlands, which is the pond. The applicant is proposing a lot split and is developing the northern part with the current
request. The applicant is proposing to construct the 12,176 square feet building with 98 parking spaces, and associated site improvements. In addition he is requesting an approval of 23 land bank parking spaces as indicated around the site.

The number was reached upon -- based on the use and statistics provided from his current facilities. The site plan also indicates 12 assembly places. The revised submittal did not propose any changes to the site since the Planning Commission saw it last time. All the staff and consultant comments and recommendations from April 19 meeting still apply. Revised submittal included a narrative addressing the factors listed in Section 6.2C, which are subjected to the Planning Commission's findings for approval of special land use request.

The planning staff reviewed the narrative and agrees with the findings of the report. The review letter is included in the packet. The traffic study is typically not
required for the proposed development per our standards, however, there were serious concerns raised at the last public hearing regarding traffic congestion and possible conflicts with the school bus routes. In response, the applicant has submitted a traffic impact study for your review.

Additional information as requested in the letter was provided this morning. Based on the review of the first submittal, a traffic consultant found that the Griffin Funeral Home is expected to have minimal impact on traffic and the level of service is expected to remain the same for every approach of Eleven Mile and Beck Road.

Based on a cursory review of revised study, our consultant discovered some methodologies and calculations applied throughout the study changed considerably from those that were used in the additional study provided.

Further review is required to substantiate the previous findings. The
funeral services are assumed to not occur during peak traffic periods, so there is not enough estimated traffic to warrant the left-turn lane or left-turn passing lane. Our traffic consultant, Maureen Peters, is here to answer any questions you may have in this regard.

The applicant also provided a letter from Novi schools to Director of Transportation that lists the bus timings and the applicant intends to work with the school to not have any funeral processions at those times. The narrative included a perspective that provides a view of the building from residential properties across Beck Road in response to a loss of use concerns raised at the last meeting.

The applicant will expand on this in his presentation. The applicant has indicated that the proposed 12,000 square feet is the minimum required for the services they're providing in Novi, their existing funeral homes in other communities range from
9,500 to 18,000 square feet.

Based on the proposed elevation, it is staff's opinion that the scale and style of the building does not appear to deviate from the residential character of the neighborhood. The proposed site plan is in conformance with the city zoning ordinance with few minor deviations as listed in the motion sheet, which are supported by staff. All reviews are recommending approval of special land use and site plan along with the land bank parking with additional comments to be addressed at the time of final site plan.

Since the last meeting they have received considerable public response. They have received 11 letters in support of the development and 12 opposed. In addition, the developer also gathered 11 letters of support and part of the response letter. All of the correspondence is included in the packet. All the public correspondence received by staff is provided -- printed
copies are provided, which are in front of you.

The Planning Commission is asked tonight to approve the special land use, preliminary site plan with land bank parking and storm water management plan. Planning Commission is also asked to review the site plan based on the special land use considerations and also make a finding for the adequacy of the proposed assembly spaces. The applicant, David Griffin is here tonight with his engineer Andy Wozniak to answer any questions you may have. And he would also be making a short presentation. Staff is here for any questions you have for us. Thank you.

CHAIRPERSON PEHRSON: Thank you, Sri. The applicant wish to address the Planning Commission.

MR. GRIFFIN: Good evening. My name is David Griffin. And I am very happy to have the opportunity to address the Planning Commission again, along with the
residents and to ease some of their concerns.

To begin with, my name is David Griffin. With me tonight, I have my brother Larry, who is also a licensed funeral director at the funeral home. He is also my partner. I brought my mom along. Mom is 88 years old. She started the business with my father in 1954, and she is also a licensed funeral director. And two other people I have Andy Wozniak, our engineer, along with Ernie Essad, our attorney for any legal type questions that might come up.

At this point I would like my mom to please stand up. Larry would like to bring her up here. She has a few words. I am just going to give a short presentation.

MS. GRIFFIN: Good evening. I want to give you just a brief history of our funeral home. In my 1954, my husband, Larry and I, with the family support on both sides of the family, we opened our first funeral home in Detroit on Plymouth Road. It was quite difficult at the time and we both took
part-time jobs, in addition to what we were
now holding, to make ends meet. My husband
had already become a funeral director, and it
was decided that, I too, should become a
funeral director.

So graduating from University
of Detroit, I went back to night school, got
my credits so I could enter Wayne Mortuary
School. Upon graduation from Wayne Mortuary,
I took my state board, served my
apprenticeship and became a licensed funeral
director. In time, the business grew, our
family grew. We had two boys, two girls. At
this time, we are now into the 1960s. And at
that time, we realized that the population
from Detroit was moving out into the suburbs.
So we too decided that it was time for us to
move. We found a location in Westland, our
two boys had come into the funeral business,
and the business then expanded into Canton,
Livonia, and in 2014, we purchased the
Northrop Sassaman funeral home in Northville.
We gutted the building, we received the
beautification award from the City of Northville for two years for what we had done.

I am semi retired. I live above the funeral home in Westland, and very proud for what we have done in the past 63 years.

It is now our intent to continue with this service, but not in building buildings, but in building traditions of service to the families we serve. It would be our honor and our privilege to be able to come into the beautiful City of Novi and do what we can to assist the local people and the city itself.

Thank you.

CHAIRPERSON PEHRSON: Thank you, ma'am.

MR. GRIFFIN: Thank you. When we started this project, we wanted to make sure that we had the right architects for the job. We contacted a company called JST Architects, which is located in Dallas, Texas. They are
the premier builders and designers of funeral homes in the nation and they have built over 1,500 funeral homes in the country, helping with design. The last year we flew them into Novi, they looked at the site, traveled the community, went through the neighborhoods, and I can hope that you can see by the design that they came up with, it certainly does have a residential character that compliments the surrounding communities. We wanted the best for the Novi community and we hope that we did this with the design. We just believe we hit the mark with that.

Another concern was the landscaping. You gave us through the landscape and the requirements by the landscape department to come up with a landscape design that made it very park-like feeling. The pond, which is also a real neat feature on the property, gives it more of a tranquil feeling and it's our intent to put fountains in the pond and we think it's going to have a very good effect on the corner of
Eleven Mile and Beck. Going into this we knew that there was not going to be a problem regarding the parking. However, after hearing some of the questions from the neighbors, we are glad to have the opportunity tonight to address those concerns.

A traffic impact study was completed with the recommendation of approval from your traffic engineers. Some brief highlights regarding the traffic. The service on Beck Road will not change for either a.m. or p.m. on Eleven Mile and Beck. As rare as processions are, we took a note we only have four processions out of two of our funerals homes for the months of January through April. Most of the processions have run out -- excuse me, services are run out of the churches, not out of the funeral homes.

We had the opportunity to talk to Cindy Valentine, she is the director of transportation of the Novi Community School District, her letter is enclosed showing that
there was absolutely no conflict between our
hours of operation and the running time of
the school buses.

And finally, we have received
unanimous recommendations of approval and
support from the Novi staff and their
engineers. Several other letters of support
have come from the homeowners, Rick and Bob
Shirock of the Oak Point church, who has
thousands of members attending weekly, Father
George Charmly, was recently retired from St.
James church along with Father Dennis
Thorough at our Lady of Victory in
Northville. A letter was just sent by Father
Elmer that was just received by the city
offices if you could just allow me a moment
to read it.

It was sent to Barbara McBeth.

"Dear Ms. McBeth, I write this letter in
support of the Griffin Funeral Home on Beck
Road and Eleven Mile Road. Based on the
traffic study, the facts, there will be no
access from Eleven Mile, and the nature of
the business, I see no negative impact on the neighborhood, but rather a positive one."
This comes from a neighbor who commutes past there daily. "From the plans I reviewed, I see the proposed building and business a good fit for this location."

Blair Bowman from the Suburban Collection Showplace believes it would be a positive addition to the community, along with the letters of support from the Northville Township planner, and the supervisor of Canton Township. All consent letters affirming the positive impact that we have had in those communities.

We would like to thank all of you for the opportunity to address all of you tonight and knowing that we have the peace of mind, just like you, who want the best for Novi. Thank you.

CHAIRPERSON PEHRSON: Thank you, sir. We do have some correspondence. Barb, do we just want to issue those to the record or you want the reading of the title and
name?

MS. MCBETH: We did receive, I think somebody commented, 11 letters of support and 12 letters in opposition. Does it make sense to read the name of the people who have written these letters at this point or just put these into the record?

MS. KOMARAGIRI: I think some of the people who shared their letters in support and denial were hoping to make sure -- they want the assurance that they would be read. All the Planning Commission had a chance to read them as far as the packet, I think I would leave it up to your discretion.

CHAIRPERSON PEHRSON: Just briefly summarize.

MR. GIACOPETTI: Sure. I was going through the packet, I believe there is one letter of support in the bundle of notes. I think it's actually 12 yes and 11 no. But I will go through them very quickly.

The first letter is a letter of
opposition from Charlene McHugh, M.D., I believe who spoke to us tonight, sighting property values, traffic on Beck Road, no compelling reason to change zoning. That a funeral home is not necessarily better than a strip mall, no dead people across the street and that four out of five board members thought it was important to keep zoning north of Eleven Mile.

The second letter is a letter of opposition from Dan Richardson, M.D., he is adamant against the change in the neighborhood. It would cause horrible traffic congestion, when a procession takes place.

This is a letter of support from Michael Allie. He says he feels that funeral homes often have their busiest time during the evenings, so it won't be a problem with traffic and processions tend to happen between ten and noon, again not a traffic problem.

Letter of opposition from
Christina Torossian resident of Asbury Park.
She objects to the change that would allow a
funeral home.

Letter of objection from Debbie
Madeja, I apologize if I am mispronouncing
any names in here. She does not agree with
the plans for the funeral home, with the fire
station, retirement facility and the
hospital. She has traffic and parking
concerns.

Letter of opposition from Cindy
Lu, she is a long-term resident, she loves
the farm house, she would like to see it
become a landmark of the city.

Another letter of opposition
from Allison Dolin. She writes that the
residents have voiced their concerns, and she
is worried about the traffic congestion at
the funeral home at rush hour.

A letter from Jerilyn
Nicholsen. She would like to bring to our
attention that the rezone in this area from
residential to commercial, she would prefer
to revote on the building, a Novi city
community sports facility here.

A letter of opposition from
Cindy Ghannam, she doesn't agree with putting
a funeral home at the corner of Beck and
Eleven, the traffic is already horrible.

We have a letter of opposition
from Susan Cocke, it was brought to my
attention, the rezoning on the table for the
funeral home. She moved here in 1984, she
has seen a lot of progress, but unfortunately
Beck Road is not one of those areas and
adding a funeral procession would make it
worse.

We have a letter of opposition
from Michelle King. As a resident, business
owner and mother of Novi school students, she
urges us not to rezone the corner of Beck and
Eleven Mile to commercial.

And we have a letter of
opposition from Neha Kiru, she and her
spouse, Shankar are opposed to the funeral
home at Beck and Eleven Mile. There is
already a lot of traffic.

These are the letters written in support. First one is from a Karen Stephenson of Novi. She was a former client, customer of Griffin Funeral Homes and she said that the staff provided comfort and take charge attitude that they needed during a time in need.

Second letter of support is from Bob Shirock. He is the pastor of Oak Point church, as Mr. Griffin referenced in his letter earlier, in support.

We received a correspondence from Jim Staschke, he is in favor of the funeral home being constructed on this site. He said in general it would generate very little traffic -- minimal impact on traffic and would be pleasing to the eye.

We have a letter of support from Gary Beason. He is a former customer of Griffin Funeral Home and he received personal and caring attention from the professional staff, staff who assisted with everybody
detail during the process, including coordination with the cemetery, the church and the funeral.

We have a correspondence from Thomas White of Beck Road, Novi. He writes, I worked with David Griffin and Griffin Funeral Home extensively last year. David wanted to purchase my mom's property on Beck Road just north of Eleven so he could build a funeral home. He was professional and a pleasure to deal with. Unfortunately, because of the wetland setbacks the property my mother owns was not large enough to accommodate the facility he wanted to build. David tried securing the adjoining property to expand the parcel, but regretably nothing worked. In my opinion, David and Griffin Funeral Home would be a positive addition to the Novi community.

We have a letter from James Santeiu in support. He describes the Griffins as pillars of the community and they would be a value to the city. He references
Griffin's rehab of the Northrup Sassaman's rundown in Northville, and it's a pleasing and pleasant place to go. Actually two letters from the gentleman, pretty much say the same thing.

Letters of support from Todd Gardiner. He's a resident for Novi for 20 years. He recommends the professional services offered by David Griffin and his family. Asks us to consider the needs of the community that would be met by this addition.

A letter of support from Thomas R. Gaffney. He says that in a time of need, the Griffins were a tremendous comfort. He hopes to welcome LJ Griffin funeral home to the Novi community.

We have a letter of support from Michelle McCraith. She believes there is a real need for a new funeral home. The location at Beck Road would be a perfect use for the property rather than another subdivision.

Lastly, we have a letter of
support from Father Elmer of Catholic Central and I believe this letter was previously read.

CHAIRPERSON PEHRSON: Thank you very much. With that, turn it over to the Planning Commission for this consideration. Member Avdoulos.

MR. AVDOULOS: Thank you, Chair Pehrson.

88 years old and semi retired. Wow. I wanted to indicate to the public that's here that whatever comes before us is obviously taken seriously. As a point of reference, we're not elected. We are appointed by City Council.

But saying that, we do understand that, you know, you put your trust in whoever is representing in front of this board, so we fully understand that.

The other thing I wanted to stress, too, this is not a rezoning. This is residential acreage and stays residential acreage. This is an overlayer or special
land use that goes on top of residential acreage. So if this project ever -- let's say was sold and somebody wanted to build a subdivision in the future, they can go back to residential acreage. Actually it reverts to that. I don't think the -- whoever is on this piece of property can sell a special land use, unless it's the same type of use or they have to go through another special use.

As an example, that's why you have churches in the middle of neighborhoods because they get a special land use to build in a residential area.

That said, the difficulty here is looking at what is best for the city, what is best for the area and the residents. And on also what is best for this piece of property. This particular owner has purchased the property. So, this owner has it. This owner can, you know, through the guidelines of the city, can do whatever they want so long as we work together as a team. The barn can stay or it can go. I believe
the indication is that the applicant is looking possibly to save the barn somehow.

    MR. GRIFFIN: We would like somehow, we could donate the barn. We would like to work with the city, if there is any special place that we would like the barn to be placed. Yes, we would.

    MR. AVDOULOS: Then there was a comment that the pond may disappear. As we have indicated, the pond will stay, it cannot go anywhere. There is a good site plan, Sri, I think it's the one that is in color, it has a view indication. I think that one sort of best indicates the sort of layout of the site. I thought this was in our packet.

    CHAIRPERSON PEHRSON: Can you switch to the laptop on the podium.

    AUDIENCE PARTICIPANT: What happened to the master plan?

    CHAIRPERSON PEHRSON: Ma'am, please. It's not the time.

    MR. AVDOULOS: Actually, you know, addressed, it is RA, so this is not
changing the zoning. This is a process where property can accommodate different types of uses, so long as that property goes through the process of showing an advantage to the city, and this has been shown and provided through the letters that the applicant has sent us. You know, it is a difficult choice to make, to see what can actually go here that blends in with the residential character that's already there, and it is a business that has been long-standing in the community. It is --

AUDIENCE PARTICIPANT: What made you change your mind?

CHAIRPERSON PEHRSON: Ma'am, please. No more bursts, I would ask. Member Avdoulos.

MR. AVDOULOS: And so the items that have been presented, what I was trying to do from the -- looking at it the last time and then trying to give the applicant some time to present information is just to see if this is going to be more of a detriment to
the area, or if it's going to blend in with what the master plan is looking to do. The size of the building is going to be much less on this piece of property than a subdivision. The amount of traffic -- I understand the concerns, but the funeral homes work a little differently, instead of having a subdivision that may have, you know, 40, 50 cars coming out of it at various times of the day, a funeral home is a little bit more controlled than that.

I think the location of the property -- actually the building on the property is set back from the road and set back from the existing pond, I think that works well also. But prior to making, you know, any decisions, I think I want to listen to the rest of the Planning Commissioners and then we could discuss further to see what is the best possibility for this project and for this site and for the area. Thank you.

CHAIRPERSON PEHRSON: Thank you, Member Avdoulos. Member Anthony.
MR. ANTHONY: And while, you know, I was listening to the community with their public comments, I was both taking notes and looking at aerial photos to see how things laid out and other areas of the city were.

And, you know, I heard one concern is property values. I heard another concern is parking, the spill-over into the street. Another concern was traffic. Another concern was hours of operation. And the other was zoning and rezoning.

So, I also wanted to bring up the point of zoning, in that it's not a rezoning. I remember when we were as a community working on the overlay district. And we looked at this piece of property specifically, because it was included in the overlay district and it was the one portion that did extend south of Eleven Mile.

And at that time, we recognized that it's not likely to have a subject division built in this area, and that we
would have some kind of business, so we became very concerned over what kind of business. We wanted it to keep the residential thing, and to be a more subtle business than, for example, retail, which is why probably in the last meeting, one of the commissioners said, it's good that it's not retail because during that time we didn't want that there.

And when I look at this development, and I look at the plan, I see that the building itself is very consistent with a residential theme. The materials are natural materials, which is sustainable, and though I am sure the Griffin family is a very good family, and runs their business, well, I also have to think in terms of --

AUDIENCE PARTICIPANT: This is a farce.

MR. ANTHONY: -- if you were no longer owning the property and another owner were to come in. And I see the building is being sustainable, of being able to still
carry on that theme.

There are a couple of points that you have offered, I am sure that you would abide by. But I would like to ask staff, if -- these are probably outside of the ordinance, and things they were agreeing with that seem to work in concert with the theme of residential. And that had to do with hours of operation, such as coordinating with the school schedule.

I don't know if that is something that can be memorialized or whether it -- whether it's --

MR. SCHULTZ: Through the Chair?

CHAIRPERSON PEHRSON: Please.

MR. SCHULTZ: I'm going to answer the question, but just sort of add a little bit at the beginning, maybe just frame the discussion we are talking about, is this rezoning, is it zoning, just asking Barb, have we -- the Planning Commission has had a whole lot of special land uses lately, we get a lot of PRO's, we get rezoning requests, but
I don't know that we get a ton of special land uses. But just the backdrop again, these are permitted uses, so we have the permitted uses that just -- you just review a site plan, and you're just looking to make sure that it fits within the setbacks and stuff like that. Special land uses are permitted, you just have to go through a little bit more of a review process and you have got the eight criteria that are in your motion sheet, that you have got to make a finding on whether you say yes to it, or you say no to it. And the way that state statutes works that allows you to have these special permitted land uses, is if they meet that criteria, then they have to be approved.

So a special land use that you can't find doesn't meet those eight criteria or most of them, that gets approved.

One other thing that you have the ability to do because it's a special land use, is if you approve it, because you find those eight conditions have been met, or
those eight other criteria, little bit more discretionary is impose conditions that make sure that the use is what you think it is.

So if the applicant has represented, look, we are not going to have a problem with the school because we are going to coordinate with them, that's the kind of thing that you would take into consideration as a Planning Commission, okay, that makes this a more compatible use than if they didn't care about that.

So, if you get to a motion, and you decide, okay, it's a permitted use, I find on these eight factors, that they meet most of them, but I want to make sure, I want to add this condition that they have agreed to, you can append that or add that to your motion, if that's where you go.

MR. ANTHONY: But once they meet that eight criteria, they really have satisfied what they need.

MR. SCHULTZ: That is the key.

Yes. So you -- if they were called a
permitted use, just principle permitted use,
just be looking at the plan.

MR. ANTHONY: Here is another item -- and I remember as a resident when I lived in a different Novi neighborhood, this was a problem. And it's not so much the traffic study, because we have gone through that many, so I think that fits here. But it's the parking. It's the overflow parking. And it can be bothersome to a resident when you have overflow parking that's in the street right in front of their home. How we handled it in our neighborhood, which again was another Novi neighborhood, it happened to be a clubhouse that caused it, we were able to work with the city and create a no parking zone, and that way we were able to then protect that residential stretch from having parking in the street and the overflow. Which it would be another piece that I would think would help. The property values fear that I heard, both written and verbal, and this is where I was looking at an aerial
photo during the comments because I wanted to see proximity. There is another neighborhood in Novi on the other side of town, which is Willowbrook Farms, and it has a funeral home that's very close in proximity to that neighborhood, as well as Meadowbrook Commons, which is very consistent with the types of developments that will be in the overlay district. And that neighborhood supports property values of 350 to 550, and those have remained stable, in fact, have increased even with the presence of those businesses. So I have to be skeptical of internet research, though it does provide, you know, good guidance at time, but it's not final. And I think our own experience within our community is that to proximity to these kind of businesses hasn't shown an adverse effect on property values.

I remember the overlay district, I was concerned, but we worked through that. And this is the kind of development that we were willing to do and
that we were hoping that we would have the
opportunity to see in this overlay district.
So I again, if any of my Commissioners want
to make comment.

CHAIRPERSON PEHRSON: Thank you.

Member Giacopetti.

MR. GIACOPETTI: I have nothing.

CHAIRPERSON PEHRSON: I applaud
the applicant for coming back with the
considerations and the aspects that we asked
for. And I think both Member Avdoulos and
Anthony have separate tone, and I appreciate
Mr. Schultz' interjection relative to the
zoning, or the description of it, and I do,
and I would ask if there was a motion that
those two amendments be added as -- to give
further guidance. As I look at the eight
requirements for special land use, I don't
find any that this particular funeral home is
missing the mark on. So, I would be in
support of a motion to further the Griffin
Funeral Home.

MR. ANTHONY: I will make a
motion.

In the matter of Griffin Funeral Home, JSP17-13, motion to approve the special land use permit based on and subject to the following. A, the proposed use will not cause any detrimental impact on existing throughfares. B, the proposed use --

MR. SCHULTZ: If you could --

MR. ANTHONY: I was going to add the H and the I.

MR. SCHULTZ: Through the Chair?

CHAIRPERSON PEHRSON: Yes, please.

MR. SCHULTZ: Parentheticals are the findings that you that -- so in other words, not detrimental based on the traffic study.

MR. ANTHONY: Very good.

A, the proposed use will not cause any detrimental impact on existing throughfares based on the review of the traffic study. B, the proposed use will not cause any detrimental impact on the
The capabilities of the public services and facilities, as this area was already planned for development. The proposed use is compatible with the natural features and characteristics of the land, because the plan has minor impacts on existing natural features.

The proposed use is compatible with adjacent uses of land, because the proposed use conforms to the standards of the district and the requirements of mortuary establishments.

E, the proposed use is consistent with goals, objectives and recommendations of the city's master plan for land use. The project creates an essentially pleasing development, especially in residential areas.

F, the proposed use will promote the use of land in the social and economically desirable manner, as the proposed use will provide a need, a service needed in the community.
G, the proposed use is one, listed among the provisions of uses requiring special land use review, as set forth in the various zoning districts of this ordinance, and two, is in harmony with the purposes and conforms to the applicable site design, regulations of the zoning district in which it is located.

H, no parking in the street adjoining residential homes.

And I, coordinating with the school to not conflict with school activities.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the zoning ordinance and all other applicable provisions of the ordinance.

MR. AVDOULOS: Second.

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

MR. SCHULTZ: One item, it's not
required. I just inquire of the applicant on the record, if there are any issues through the Chair with two conditions imposed?

    MR. GRIFFIN: No problem.

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

    MS. KOMARAGIRI: Chair Pehrson?

    CHAIRPERSON PEHRSON: Yes.

    MS. KOMARAGIRI: Member Zuchlewski?

    MR. ZUCHLEWSKI: Yes.

    MS. KOMARAGIRI: Member Anthony?

    MR. ANTHONY: Yes.

    MS. KOMARAGIRI: Member Avdoulos?

    MR. AVDOULOS: Yes.

    MS. KOMARAGIRI: Member Giacopetti.

    MR. GIACOPETTI: Yes.

    MS. KOMARAGIRI: Motion passes five to sore.

    MR. ANTHONY: In the matter of Griffin Funeral Home, JSP17-13, motion to approve the preliminary site plan based on
and subject to the following --

AUDIENCE PARTICIPANT: Shame on all of you.

MR. ANTHONY: A, approval of up to 23 land bank parking, 121 required, 98 provided, 23 land banked, due to Planning Commission's findings below, which is hereby granted. One, the applicant has demonstrated through substantial evidence that the specified occupants and building use will require less parking than what is required by the zoning ordinance.

Two, parking will not occur on any street or driveway. Three, parking will not occur on any area not approved and developed for parking. Four, parking will not occur on the area where parking construction has been land banked until such time as the area is constructed for such parking.

Five, the requested parking land banking will not create traffic or circulation problems on or off site, and six,
the requested parking land banking will be consistent with the public help, safety and welfare of the city and the purposes of the zoning ordinance.

B, waiver for absence of noise impact statement due to the nature of use, which is hereby granted. C, landscaping waiver from Section 5.5.3.B2 and 3, to permit reduction of required height for berm along western property line, four and a half feet to six and a half feet required, provided the minimum required capacity for screening is met along the property line, which is hereby granted. D, landscape waiver for Section 5.5.3.B2, for absence of required berm along the southern property due to applicant's written intent that the property to the south will be developed non-residential and to retro fit the site to provide the required buffer and screening if it is developed residential in future, which is hereby granted.

E, landscape waiver for Section
5.5.3E1C, for reduction of minimum required streets along Beck Road, 13 required, ten provided, due to conflicts with corner clearance, which is hereby granted. F, City Council variance for Section 11 256B of design and construction standards manual for absence of required sidewalk along Eleven Mile Road due to the practical difficulties for extension of the sidewalk beyond the site boundary, provided the applicant pays the current construction cost of the sidewalk as approved by the city engineer.

A, which is out of sequence in the lettering, the findings of compliance with ordinance standards in the staff and consultant review letters and conditions and items listed in those letters being addressed in the final site plan.

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

CHAIRPERSON PEHRSON: We have a motion by Member Anthony and second by Member Avdoulos. Any other comments? Sri, please.

MS. KOMARAGIRI: Member Giacopetti?

MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Motion passes five to zero.

MR. ANTHONY: In the matter of Griffin Funeral Home, JSP17-13, motion to approve the storm water management plan based on and subject to the following. 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.

MR. AVDOULOS: Second.

CHAIRPERSON PEHRSON: Motion by Member Anthony, second by Avdoulos. Any other comments? Sri, please.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Member Giacopetti?

MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.
MS. KOMARAGIRI: Motion passes five to zero.

CHAIRPERSON PEHRSON: You're all set. Thank you very much.

We are going to take a quick break.

(Short recess taken.).

CHAIRPERSON PEHRSON: Call back to order the Planning Commission meeting, after a wonderful little break.

Item No. 2 on matters for consideration, Building No. 2, Drive Through at Novi Town Center, JSP17-08. It's to consider to request of Novi Town Center, Investors, LLC for building No. 2, Drive Through at Novi Town Center, JSP17-08, for Planning Commission's recommendation to City Council for approval of special land use permit, preliminary site plan and storm water management plan.

The subject property is zoned Town Center District, TC. It is located in Novi Town Center in Section 14 on the
northwestern corner of Grand River and Novi Road. The applicant is proposing to reconstruct the existing parking lot on the southwest end of Novi Town Center in order to construct the drive through lane for a future coffee shop, a 48 square foot addition along with the outdoor seating area is also proposed.

The special land use permit is required in order to permit the drive through restaurants in the TC Town Center District. Sri.

MS. KOMARAGIRI: Thank you. The Planning Commission held a public hearing on May 24th and proposed a decision for a later time based on applicant's request.

The request was made simply due to the availability of their team member.

The site plan is presented before you today for your consideration of their request, for your recommendation to City Council for approval of special land use, preliminary site plan and storm water
management plan.

The proposed development is a coffee shop with a drive through and replaces the previous development that was also a coffee shop but without a drive through. In Building No. 2 in the Town Center development, which is approximately 47 acres. Building No. 2 is located in the southwestern corner of Novi Town Center indicated in the blue circle on the map. The site plan proposes removing 23 parking spaces to allow for a drive through lane with 11 stacking spaces. Other improvements include relocating the existing dumpster and proposing a new loading space and additional requirements as required for a drive through.

On January 23rd of 2016, the council approved a text amendment in order to permit drive through restaurants as special land use in the Town Center District based on conditions. Most of the water, sewer and storm water systems are existing. The current plan proposes minor modifications to
the existing structures. The applicant agreed to relocate the proposed dumpster location away from utility easements as required by the court.

The landscape plan proposes the required 80 to 90 percent capacity drive through screening in addition to complying with all other landscape requirements.

The text amendment requires a traffic study for the proposed use. The applicant was requested to determine the impact of vehicle potentially queuing into and conflicting with parking and/or traffic operations in the adjacent parking lot. The queuing analysis were performed in lieu of a traffic impact study upon staff's recommendation. Based on the study findings, traffic determined that a total of 11 stacking spaces with four located between the menu board and the pickup window are required for the proposed location.

The current site plan complies with all applicable regulations of the zoning
ordinance, including the approved text amendment, except for a couple minor deviations supported by staff. All reviews are currently recommending approval with additional comments to be addressed at the time of final site plan. All site plans with site acreage greater than five acres located in Town Center district requires City Council approval.

The current special land use request must be approved by the City Council after review and recommendation by Planning Commission in accordance with requirements of Section 6.1.2.C. And also subject to public hearing requirements set forth and regulated in the same section. The Planning Commission is asked today to consider the request and make a recommendation to City Council for approval of the special land use, preliminary site plan and storm water management plan. The applicant, Jim Clear, is here if you have any questions for him. Thank you.

CHAIRPERSON PEHRSON: Does the
applicant wish to make a brief presentation?

MR. QUINN: Yes, gentlemen, good evening, Matthew Quinn appearing on behalf of the Novi Town Center, and with me, the mayor of the mall, Jim Clear, and John Curry, the engineer.

Thank you for the accommodation for allowing the adjournment from last time. I was doing a planning study in the Outer Banks of North Carolina, and found some very nice things. I will relay them to you at some other time.

We are here seeking, of course, at the end of about two years, this project when we started working on it an ordinance amendment to allow this type of use at this specific location, and after working with the planning staff and the planning department as well as City Council, I am glad see that we are at this point of getting hopefully positive recommendations to the City Council for the preliminary site plan, the storm water management plan and the special land
We do have approvals, of course, subject to review letters from planning department, engineering department, landscaping, traffic, drive through analysis, facade and fire. And therefore, we would seek your unanimous recommendation to the City Council so that we can continue this matter there. Thank you.

CHAIRPERSON PEHRSON: Did it briefly. Thank you, sir. Turn it over to the Planning Commission for consideration.

MR. ANTHONY: Thank you. I think at the beginning I was the biggest probably opponent to it, and now I look forward to this and thank you for addressing all my concerns, and we have gone through this several times. I will make the motion.

In the matter of Building No. 2, Drive Through at Novi Town Center JSP17-08, motion to approve this special land use permit based and subject to the following.
CHAIRPERSON PEHRSON: Can he just read A through H --

MR. SCHULTZ: Yes, he can.

MR. ANTHONY: As listed in A through G on the form. This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the ordinance.

MR. AVDOULOS: Second.

MS. MCBETH: Mr. Chair, we would also like to note that this is a recommendation for approval to City Council.

MR. SCHULTZ: Instead of an approval, recommend to approve.

MS. MCBETH: At the beginning of the motion it was to recommend approval.

MR. ANTHONY: Oh, I see. Okay.

CHAIRPERSON PEHRSON: Recommend approval.

MR. ANTHONY: I would correct the beginning to read that in the matter of Building No. 2, Drive Through, at Novi
Center, JSP17-08, motion to recommend approval for the special land use permit.

CHAIRPERSON PEHRSON: We have a motion by Member Anthony, second by Member Avdoulos, any other comments? Sri, please.

MS. KOMARAGIRI: Thank you.

Member Giacopetti?

MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Motion passes five to zero.

CHAIRPERSON PEHRSON: In the matter of Building No. 2, Drive Through at Novi Town Center JSP17-08, motion to recommend approval, the preliminary site plan
based on and subject to the following. Items listed in A through should be E. 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.

MR. GIACOPETTI: Second.

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

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

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Member Giacopetti?

MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.
MS. KOMARAGIRI: Motion passes five to zero.

MR. ANTHONY: In the matter of Building No. 2, Drive Through at Novi Town Center, JSP17-08, motion to recommend approval of the storm water 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.

MR. AVDOULOS: Second.

CHAIRPERSON PEHRSON: Motion by Member Anthony, second by Member Avdoulos, any other comments? Sri, please.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Member Anthony?
MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Member Giacopetti?

MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Motion passes five to zero.

CHAIRPERSON PEHRSON: Thank you. Appreciate it.

Item No. 3 is the Driftwood Bar and Grill, JSP17-07. It's the consideration at the request of Theodore Andris for approval of preliminary site plan and storm water management plan. The subject property is located in Section 2 in the southeastern corner of East Lake Drive and Fourteen Mile Road and is zoned B3, general business. The applicant is proposing to expand and upgrade the parking accommodations and install a 32 seat outdoor seating area on 1.9 acre
combined parcel. Kirsten.

MS. MELLEM: Good evening. The
subject property is located on the southeast
corner of Fourteen Mile and East Lake Drive,
in Section 2. The applicant is proposing to
expand and upgrade the parking accommodations
and to install a 32 seat outdoor seating area
on the 1.9 acre parcel. The two parcels will
be combined as part of this project.

The subject property is
currently zoned B3, general business. The
properties to the west and south are all
zoned R4, one family residential. The
property to the east is zoned B3. The
properties to the north are in the City of
Walled Lake and zoned commercial and
residential.

The future land use map
indicates local commercial for the subject
property. The properties to the west and
south are indicated single family. The
property to the east is indicated as local
commercial. There are no wetlands or
woodlands on the subject property.

The project was previous
reviewed by the Planning Commission under the
name Sundance Grill and Cantina, where
parking and building additions were proposed
and approved at the May 28, 2014 meeting.

The plan was never submitted
for final site plan review and therefore
expired on May 28, 2016. The new project is
focused near the northwest corner of the
combined parcels. The applicant is proposing
55 parking spaces, three barrier free spaces
and 32 outdoor seats as part of the plan.

All reviewers are recommending
approval with deviations requested because of
the existing non-conforming building. The
applicant is seeking two ZBA variances, one
previously approved City Council DCS variance
and ten landscape waivers.

The ZBA variance for loading/
unloading area less than 515 square feet
where 466 is proposed. A ZBA variance for
loading/unloading area located within the
exterior side yard setback of 30 feet. The DCS variance for not providing pathways along East Lake Drive, which was previously approved. And most of the ten landscape waivers are supported by staff because of the site constraints associated with the existing building. But there are two that were not supported or have a modification. First is the waiver for a six to eight foot landscape berm between the business and residential. Applicant proposes six foot wooded fence, which is not supported by staff. Second is all the foundation landscaping cannot be located at the base of the building, so the remaining landscaping that does not fit is located further from the building. Which is supported by staff as sufficient landscape area as documented on the site plan and approved by the landscape architect.

The reviewers are all recommending approval, some with conditions to be met with the next submittal. The Planning Commission is asked tonight to
consider the preliminary site plan and storm
water management plan. The applicant, staff
and consultants are here to answer any
questions you may have regarding the proposed
project.

CHAIRPERSON PEHRSON: Thank you.

Does the applicant wish to address the
Planning Commission?

MR. SIEBER: Good evening. My
name is Cliff Seiber, with Seiber Keast
Engineering, representing Ted Andris, the
owner, for the Driftwood Bar and Grill.

You may recall this about three
years ago, this site plan was submitted to
you under the Sundance Grill and Cantina.
And the site clearly has had some issues with
the parking over the last few decades. As
you know, parking, people park along East
Lake Drive and Fourteen Mile Road, pull into
a space in front of the building and then
back into those roads, back out that way in
order to exit. Well, this proposed
improvement is -- proposes to eliminate that
situation and provide for this parking. Back in 2014 when we initially received our preliminary site plan approval, we acquired the necessary waivers from both this commission as well as City Council, and the Zoning Board of Appeals, and they were ready to move forward.

That plan did have some small building additions that just filled in some of the corners of the building, but it was found that what was proposed was just economically unfeasible and they elected just not to move ahead with it. Well, here we are three years later, and they do want to move ahead with this.

However, they did, in order to save some costs, they eliminated any of the building additions. So now what's being proposed is the outdoor seating area, and then the new parking, in order to eliminate that parking along East Lake Drive and Fourteen Mile Road. There are four issues that I wanted to bring to your attention,
that they are concerned with. One was a relatively new requirement. We hadn't seen it before anyway for our HVAC screening on the roof. There is no proposed improvements to the building or HVAC system. And I initially in my response letter objected to that provision, but in speaking with the owner, he has agreed that he would be providing that rooftop screening.

The other issues is as to parking. The latest letter we received said that based on their calculations proceeding, we are about eight spaces -- parking spaces short on meeting city ordinance requirement for parking. One of the reasons for this -- the reason why we're over or don't meet that parking requirement is that we have gone from 20 to 32 seats in the patio area. Once you exceed the 20 seats, it triggers full parking requirements, one for every two seats, and as a result it pushes us over. So in speaking with the owner about that issue, he has now elected to go just back to the original 20
seats in the patio, that will bring us into conformity with the parking requirements.

Two other issues. One is you might note on the site plan that there is a walkway along -- it's on the East Lake Drive side, this walkway has a ramp in it, provides access to the front door of the building. In the comment we received from staff, we used that as a dual purpose; in other words, it's the access walkway into the building, as well as providing the accessible aisle for the handicap space. They said that's not allowed because the handicap space is considered a parking space, or the aisle rather is considered a parking space. And I am asking for the Commission's consideration because that is a dual purpose, it acts as a walkway into the building, that that is really not a parking space, it's an access drive or walkway into the building. So we rather not have to push everything back another five feet, as result of that, or rather eight feet, I believe there.
And finally, back in 2014 we received a waiver for a fence along the south property line of the commercial zoned property. Mr. Andris owns the property south of that line, he owns the residential property. And back in 2014 we actually did receive a waiver from the commission to make that a screening fence rather than a masonry wall. And we continue to ask for such a waiver, certainly that's a very expensive item, and the whole project, the expenses just keep mounting, just landscaping alone amounts to about $50,000 for this parking lot. We asked the Planning Commission consideration on that issue whether or not we could go with a screened fence rather than a masonry wall. So with that, be glad to answer any questions the Commission may have.

CHAIRPERSON PEHRSON: Thank you, sir. Turn it over to the Planning Commission for their consideration. Who would like to start. Member Giacopetti.

MR. GIACOPETTI: I have a
question for staff, concerning the landscape non-recommendation for the berm.

Could you give us some more insight as to what's being proposed and why it's not recommended?

MR. MEADER: Sure. What's being proposed is -- what's required because it's non-residential use abutting residential, is a landscape berm, four and a half to six feet tall.

There is a bunch of existing trees there, that I understand why we would want to take away, wouldn't consider it a forest or anything, but there are trees. So anyway, they wanted to use the option of -- waiver option of -- there is an option for using a wall instead of the landscape berm. The ordinance allows for a masonry wall. It doesn't allow for a wooden fence. So I didn't have any option to support a wooden fence because that's not even part of the ordinance. It's something you can do, but I couldn't recommend that.
So they're basically asking for the waiver to not do the berm and have the screening something, rather have a fence than a wall.

MR. GIACOPETTI: I understand, thank you. That's my only question.

CHAIRPERSON PEHRSON: Member Avdoulos.

MR. AVDOULOS: Thank you, Chair Pehrson. With that question that was approved in a prior submittal, the six foot wall?

MS. MCBETH: Fence, yes.

MR. AVDOULOS: And then the -- does the area with ADA, the access next to the ADA parking, where is that, is that one towards the back?

MS. MELLEM: ADA (unintelligible) part of the building code, so it's not a waiver from the Planning Commission.

MR. AVDOULOS: That's a federal thing, okay.

And then the other thing, with
some of these landscape waivers, is that
the -- now that the city has approved the
second reading, will that -- would that help?

MR. MEADER: The interior

landscaping would be definitely less,
probably about half of what the requirement
is now. Perimeter would be about the same.
But would also allow -- the frontage could be
double coated in effect with the new
counting. A lot of it is just because there
is just no room in the northwest corner
for -- with the sidewalk and utilities and
everything else. So a lot of them would be	here -- it just can't be done.

MR. AVDOULOS: Okay. No, I
appreciate the fact that, you know, the
business is -- you know, looking to improve
and actually doing well enough to do that.
And that I don't think -- I don't have an
issue with the wood fence only because it was
approved prior and if it was executed at the
time that it was approved, then it would be a
moot point.
But I thank the applicant for bringing this forward and hopefully getting it done this time.

With that said, I would like to make a motion.

In the matter of Driftwood Bar and Grill, JSP17-07, motion to approve the preliminary site plan based on and subject to the following, A through G -- A through L, due to the fact that this plan is otherwise in compliance witness Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the ordinance.

MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: We have a motion by Member Avdoulos, second by Member Anthony.

MR. GIACOPETTI: Through the Chair, I would like to propose a friendly amendment, to strike Item K, which requires the applicant to provide a landscape berm between the business and residential on the south parcel lot line.
MR. AVDOULOS: Agreed.

MS. MELLEM: To allow a wood fence.

MR. SCHULTZ: And allow the wood fence instead.

MR. GIACOPETTI: Correct.

CHAIRPERSON PEHRSON: Does the seconder of the motion agree?

MR. ANTHONY: Second, agree.

CHAIRPERSON PEHRSON: We have a motion and friendly amendment. Any other consideration? Kirsten.

MS. MELLEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. MELLEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEM: Member Giacopetti?

MR. GIACOPETTI: Yes.

MS. MELLEM: Member Anthony?

MR. ANTHONY: Yes.

MS. MELLEM: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. MELLEM: Motion passes five
to zero.

MR. AVDOULOS: In the matter of Driftwood Bar and Grill, JSP17-07, motion to approve the storm water management plan subject to the findings of compliance with ordinance standards in the staff and consultant review letters, and the conditions and items listed on 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.

MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: Motion by Member Avdoulos, second by Member Anthony, any other comments? Kirsten, please.

MS. MELLEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEM: Member Giacopetti?

MR. GIACOPETTI: Yes.

MS. MELLEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.
MS. MELLEM: Member Anthony?
MR. ANTHONY: Yes.
MS. MELLEM: Member Avdoulos?
MR. AVDOULOS: Yes.
MS. MELLEM: Motion passes five to zero.
CHAIRPERSON PEHRSON: All set.
Thank you.

Item No. 4 is the approval of the April 19, 2017 Planning Commission minutes that were so expertly taken. Any changes, modifications? Motion?

MR. ZUCHLEWSKI: Motion to approve.

MR. AVDOULOS: Second.
CHAIRPERSON PEHRSON: Motion by Member Zuchlewsiki, second by Avdoulos.
Kirsten, call the roll.

MS. MELLEM: Member Anthony?
MR. ANTHONY: Yes.
MS. MELLEM: Member Giacopetti?
MR. GIACOPETTI: Yes.
MS. MELLEM: Chair Pehrson?
CHAIRPERSON PEHRSON: Yes.

MS. MELLEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEM: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. MELLEM: Motion passes five to zero.

CHAIRPERSON PEHRSON: Next are matters for discussion, whether it falls under that or supplemental, if I could for a few moments.

We did talk on the Griffin Funeral Home, in the engineering study for the absence of sidewalks along Eleven Mile, that was part of the amendment or proposal that we made.

I think, and for the record, so next time we do this, I think we had a little discussion during our little break, it's our intention, while that motion is passed, obviously make recommendation to City Council now without the motion in front of us, that the applicant consider that sidewalk along
Eleven Mile, since it is kind of connector to the school.

And second to that, is the recommendation to City Council as well, I know the -- relative to the barn. I know the petitioner made comments that he would love to see something done with it, I guess, I would like also to recommend or advise City Council to look at something that actually puts in concrete something relative to the barn, so it couldn't be moved, or there is some -- work with the petitioner to make sure it just doesn't get bulldozed. Is that okay?

MS. MELLEM: It was originally on the plans, the Eleven Mile sidewalk, but engineering is recommending that they don't put it in because it dead ends into the pond. So it was engineering's recommendation that they remove the Eleven Mile sidewalk from the site plan.

CHAIRPERSON PEHRSON: Ultimately isn't it --

MS. REICHTIEN: It wouldn't
connect. It was just coming around. I think it was about ten feet and it just ends at the pond.

CHAIRPERSON PEHRSON: Because the coincidence of the pond being so close to the roadway, you have to build --

MS. REICHTIEN: It wasn't clear, what the -- I don't think our master plan -- I think it does show a pathway there, but it's not clear whether it would be a boardwalk or --

MR. ANTHONY: Can they do a path around the other side of the pond?

MS. REICHTIEN: It's pretty deep into the property.

MR. GIACOPETTI: Is there a sidewalk on the north side of Eleven Mile?

MS. REICHTIEN: I believe so. That was the thinking, just a cross over -- so the plan shows just like a 10 foot dead end and we didn't care for that.

CHAIRPERSON PEHRSON: I don't want kids to fall into the pond.
Last audience participation?

Anyone?

MR. ANTHONY: Anyone want to comment on how good the Commissioners are?

CHAIRPERSON PEHRSON: Look for a motion to adjourn.

MR. ZUCHLEWSKI: Motion to adjourn.

MR. AVDOULOS: Second.

CHAIRPERSON PEHRSON: Adjourned.

(The meeting was adjourned at 9:10 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 this meeting was taken before me in the above entitled matter was by me duly sworn at the aforementioned time and place; that the testimony given was stenographically recorded in the presence of myself and afterward transcribed by computer under my personal supervision, and that said testimony is a full, true and correct transcript.

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

IN WITNESS THEREOF, I have hereunto set my hand at the City of Walled Lake, County of Oakland, State of Michigan.

7-5-17
Jennifer L. Wall CSR-4183
Oakland County, Michigan
My Commission Expires 11/12/22