

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 Giacobetti

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

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Novi, Michigan.

Wednesday, June 14, 2017

7:00 p.m.

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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.

1 MS. KOMARAGIRI: Member
2 Zuchlewski?

3 MR. ZUCHLEWSKI: Here.

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

7 (Pledge recited.)

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

11 MR. GIACOPETTI: Motion to
12 approve the agenda.

13 MR. ANTHONY: Second.

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

17 THE BOARD: Aye.

18 CHAIRPERSON PEHRSON: We have an
19 agenda.

20 Come to our first audience
21 participation. We have three public
22 hearings. If there is anyone in the audience
23 that wishes to address the Planning

1 Commission on something other than one of
2 three public hearings, please step forward at
3 this time, you will have three minutes to
4 express your concerns.

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

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

17 Now, given that the average
18 property values in the area is about
19 \$300,000, that's about a \$20,000 reduction in
20 property values. If you think about a
21 \$500,000 home, it's about \$32,000 reduction
22 of property values. That is substantial. I
23 also want to make the point that there is no

1 hardship, there is no reason that the funeral
2 home needs to be put at that location. There
3 is ample real estate north of Eleven Mile,
4 that's not residential, that you could put
5 it. There is no hardship reason that have
6 the homeowners suffer because of a funeral
7 home has to go there.

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

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

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

22 The point is, is that a funeral
23 home is still not the same as a strip mall.

1 It's not the same as residential.
2 Residential is still ideal in that location.

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

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

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

23 Well, I have to tell you, from

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

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

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

19 Finally, I trust that the board
20 members will stay to the main plan of not
21 keeping commercial study -- commercial
22 endeavors south of Eleven Mile. Thank you
23 for your time.

1 CHAIRPERSON PEHRSON: Thank you.

2 Anyone else?

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

5 CHAIRPERSON PEHRSON: Please
6 state your name.

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

20 North of Eleven Mile has been
21 forever and should be the baseline of
22 commercial business. This funeral home, in
23 my opinion, would bring a cosmetically gross

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

22 Another thing to consider is
23 the overflow of parking. As there is no

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

22 One last thing I would like you
23 to consider is property value, as she stated.

1 I will just skip that.

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

19 CHAIRPERSON PEHRSON: Anyone
20 else?

21 AUDIENCE PARTICIPANT: Hello, my
22 name is Michael Garvosic. I was also at the
23 meeting. I am asking you again to deny this

1 special use request from the Griffin Funeral
2 Home. It was almost unanimous last meeting
3 from the board members and everybody in the
4 room that the line of demarcation should be
5 Eleven Mile. All commercial properties
6 should be north of Eleven Mile in this area.
7 For some of the board members who weren't
8 here, Michael Lynch said it was a bad
9 precedent for other property changes in Novi
10 and David Greco said it's not appropriate for
11 this site and he can't support it.

12 Being a long time Novi
13 resident, I used to play baseball on the
14 Bosco family properties. I remember growing
15 up seeing what this place looked like. I
16 know that one day progress will come and
17 times will change. It's something that we
18 have to get used to, and that's not a problem
19 from almost everybody in this room, if it's
20 kept residential. Building a small
21 subdivision, or a large subdivision, if it
22 goes all the way down Eleven Mile, is not
23 what we are concerned about. What we are

1 concerned about is having a 13,000 square
2 foot building with 100 parking spots in front
3 of it. That just destroys the corner,
4 destroys the character.

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

15 CHAIRPERSON PEHRSON: Anyone
16 else.

17 AUDIENCE PARTICIPANT: Hi. My
18 name is Kelly Michael. I live in Pioneer
19 Meadows. Most of what I to have say is a
20 reiteration from all the people and from when
21 I spoke at the last hearing. What I am
22 asking from you as a Planning Commission --
23 let me start over.

1 You as the Planning Commission
2 members have the autonomy to make these
3 decisions of approval or rejection. Your job
4 in part is to have the citizens of the City
5 of Novi's best interest at heart. Meaning
6 your decision will benefit the citizens of
7 Novi. I personally cannot think of any way a
8 13,000 square foot funeral home in a
9 residential neighborhood could possibly
10 benefit the citizens of Novi. However, I can
11 think of many disadvantages this funeral home
12 would be bringing to our city and its
13 citizens. Some of these reasons many people
14 already spoke of, traffic increase, obviously
15 I live right there on Beck Road, all day,
16 every day, traffic is backed up at that
17 light. Doesn't matter if it's 10:00,
18 7:00 a.m., 9:00 p.m., the traffic is backed
19 up. Obviously, the loss of property value.
20 I mean, I don't want the value of my home to
21 go down 6.5 percent, neither does anybody
22 else in my neighborhood. Also, yeah,
23 obviously there is zoned commercial property

1 in tons of other places in Novi. Why in our
2 residential corner right there, where the
3 buses drive by every day, our kids play, it's
4 just -- it doesn't make sense to me why
5 anybody could approve that.

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

12 CHAIRPERSON PEHRSON: Anyone
13 else.

14 AUDIENCE PARTICIPANT: I'm
15 McKenzie. I live in Pioneer Meadows. And I
16 am a fifth grader at Novi Meadows. I have
17 been a resident in Novi for 11 years. You
18 are probably thinking why should we listen to
19 a kid. Well, I live right across the street
20 from the farm. When I go to and from school,
21 I pass the farm. It is always so, so pretty.
22 And it has been my dream to live on a farm.
23 I now live right across the street from the

1 farm. And I think that it is very -- when I
2 go to bed, I love watching the sunset over
3 the barn. If the funeral home is built, I
4 get to watch the sunset over a bunch of
5 practically somewhat dead people. Why would
6 anyone want to live near or across the street
7 from that. The kids at the new preschool see
8 the animals. If the funeral home gets put in
9 a neighborhood, that is sad. Neighborhoods
10 are for playing with friends and riding
11 bikes. All funeral homes care mostly about
12 is making money, not on how kids still feel
13 driving past every day to and from school.
14 Please make the right decision and not
15 approve the funeral home being built in our
16 neighborhood. Thank you.

17 CHAIRPERSON PEHRSON: Anyone
18 else?

19 AUDIENCE PARTICIPANT: My name is
20 Kim Burns. I am from Pioneer Meadows as
21 well. Again, reiterate all of the previous
22 discussions. I really want to say we have
23 elected you as our officials to represent the

1 people, and not necessarily only businesses.
2 We do move to Novi to take the benefits of
3 Novi and the values of Novi. And we do
4 expect that our elected officials will stand
5 behind the people. If this is not rated as a
6 commercial property, I am a little unclear as
7 to why we're pushing so hard to make it a
8 commercial property in a residential area.

9 Nonetheless, I am not going to
10 reiterate what everybody said. We elected
11 you as officials to represent us as the
12 people. This is my first meeting, and so
13 far, with everybody coming up here, I have
14 barely seen anybody pay attention to anything
15 anybody said. So I hope that you really will
16 consider what the people are saying and vote
17 no. Thank you.

18 CHAIRPERSON PEHRSON: Anyone
19 else?

20 AUDIENCE PARTICIPANT: My name is
21 Diana Calvin. I have actually lived in
22 Pioneer Meadows since 1983, and regardless of
23 the traffic, whether or not keeping

1 commercial properties above Eleven Mile,
2 there is something majestic about the farm,
3 and about the barn. And I raised my daughter
4 in Pioneer Meadows. And I certainly would
5 love to see other kids get to continue to see
6 this beautiful piece of property. I think
7 with Novi, you know, there is a lot of
8 business, a lot of areas that they could take
9 their business and keep this farm as a
10 historical site, as something that kind of
11 adds, kind of a quaintness to our community
12 as opposed to having it just all built up and
13 eventually -- you know, we live in Novi
14 because we don't want to live in New York
15 City or in big cities where there is a lot of
16 businesses that are encroaching on
17 residential areas. So anyway, I just really
18 love the farm. And I have always appreciated
19 the Bosco family for taking good care of it.
20 Thank you.

21 CHAIRPERSON PEHRSON: Anyone
22 else?

23 AUDIENCE PARTICIPANT: My name is

1 John Garvosic. I am not a resident of
2 Pioneer Meadows, but Yorkshire Place. I am a
3 long time resident and have seen many master
4 plans that the city has put out over these
5 years. The purpose of the master plan is to
6 have a development for everybody to know what
7 is going to be planned, why you buy your
8 property, where you're going to live, your
9 access and so forth. And this land is
10 designated as residential and you're now
11 trying to change it from people that have
12 already made decisions before you. If this
13 goes and that section is commercial, who is
14 going want to go around that property and
15 build any residential. There is a number of
16 residential properties that are being taken
17 up by South Lyon and people are moving and
18 they're avoiding Novi. How come if
19 residential is not being used in this
20 particular area, what are we doing as a
21 community that's limiting the value or not
22 allowing people to move in? The only thing
23 that we have now like on Beck and Ten Mile is

1 six, \$700,000 homes. We are missing the boat
2 to take the middle income person to have a
3 spot to go and live in Novi. So I really
4 would like you to consider not changing the
5 zoning and keeping that and allowing the
6 funeral home to find a different location on
7 a main road like Twelve Mile or Grand River
8 which has ample property available. Thank
9 you.

10 CHAIRPERSON PEHRSON: Anyone
11 else?

12 AUDIENCE PARTICIPANT: Good
13 evening. My name is Ann Snowden Miller. I
14 have lived in Novi since 1962. I was raised
15 in Pioneer Meadows. I have been in the
16 Bosco's house, played with the Bosco kids,
17 went to school with the Bosco kids. And I
18 appreciate all that they have done for the
19 community. I love their property. I have
20 skated on their pond. I chased their cattle
21 back into their yard when we were little. At
22 this time, I have moved back into Pioneer
23 Meadows as an adult in the same home that I

1 grew up in. I came in late tonight, so I
2 apologize if I reiterate anything that anyone
3 else has said, however, it took me seven
4 minutes to get out Pioneer Meadows tonight
5 because of traffic.

6 One of the things that I am
7 concerned with, and I am sure that other
8 people are concerned with, not only the
9 traffic, but our property values, you know,
10 again, the driveway, I wonder where if, this
11 does pass, and I'm sorry, I hope it doesn't
12 pass, I am sorry for the people that want to
13 do business here, we already have a funeral
14 home in Novi, where would the driveway go? I
15 am also curious, where would the pond go. I
16 fished in that pond, I have ice skated on
17 that pond. I wonder if you're going to put a
18 building on that property, where would all
19 that water go. So aside from the traffic and
20 the property values, I am definitely against
21 this, and I will really hope that there would
22 be some way to preserve that property in a
23 manner that it still is, something natural,

1 something for nature, something for future
2 generations besides, no pun intended, future
3 generations for a funeral home. I really
4 would appreciate, you know, everything taken
5 into consideration that you vote no. Thank
6 you.

7 CHAIRPERSON PEHRSON: Thank you.
8 Anyone else?

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

1 my opinion and hope the city officials will
2 truly listen. Thanks.

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

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

9 MS. MCBETH: That's correct.

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

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

20 So pretty soon the review
21 letters that you will see coming across your
22 table will be consistent with the updated
23 landscape ordinance. Thank you, Mr. Chair.

1 CHAIRPERSON PEHRSON: Very good.

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

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

21 MS. MELLEEM: Good evening. The
22 applicant is proposing a 46 unit single
23 family detached residential site condominium

1 on 19.78 acres. The subject property is
2 located in Section 10 at the intersection of
3 Novi and Old Novi Roads, north of Twelve Mile
4 and a Half Road and is zoned R4, one family
5 residential.

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

22 The public hearing is for
23 consideration of the preliminary site plan,

1 site condominium, woodland permit and storm
2 water management plan. The applicant has
3 requested to postpone consideration of the
4 site plan, so the Planning Commission is
5 asked to wait to hold the public hearing and
6 postpone consideration and discussion until
7 the next available Planning Commission
8 meeting.

9 CHAIRPERSON PEHRSON: Is the
10 applicant here?

11 MS. MELLEEM: The engineer is
12 here.

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

18 CHAIRPERSON PEHRSON: Thank you.

19 MS. MELLEEM: As well as the
20 letter requesting the postponement.

21 MR. NORBERG: Good evening. My
22 name is George Norberg. I am with Sieber
23 Keast Engineering. We are the engineers for

1 Singh Development. I am here this evening to
2 represent them. I don't think I have
3 anything to add to what Kirsten has said. We
4 would like to postpone the vote, until I
5 think it's the 28th, if I recall.

6 MS. MELLEEM: The next meeting.

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

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

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

18 Turn it over to the Planning
19 Commission for their consideration.

20 MS. MELLEEM: There is one
21 correspondence.

22 CHAIRPERSON PEHRSON: Which one
23 is that?

1 MR. GIACOPETTI: We have a
2 response from Loretta Rush, who objects to
3 the project.

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

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

17 MR. ANTHONY: Second.

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

22 MS. MELLEM: Member Giacopetti?

23 MR. GIACOPETTI: Yes.

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MS. MELLEEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. MELLEEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEEM: Member Anthony?

MR. ANTHONY: Yes.

MS. MELLEEM: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. MELLEEM: 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,

1 utilizing the open space preservation option.

2 Sri.

3 MS. KOMARAGIRI: Good evening.

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

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

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

23 Prior to scheduling the public

1 hearing, staff and consultants reviewed the
2 plan and were recommending approval subject
3 to certain conditions and deviations.

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

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

23 CHAIRPERSON PEHRSON: Sure.

1 MS. KOMARAGIRI: The applicant is
2 proposing a 15 unit single family residential
3 development utilizing the open space
4 preservation option, with the entrance off
5 Taft Road. The open space preservation
6 option is intended to increase the long term
7 preservation of open space and natural
8 features and the provision of recreation and
9 open space areas. The site plan meets the
10 general eligibility requirements outlined in
11 the ordinance. The site plan proposes to
12 make some modifications to existing natural
13 features as required to meet the storm water
14 requirements and preserve about 54 percent of
15 the disturbed and the undisturbed natural
16 features in the permanent open space
17 preservation easement.

18 The applicant provided a bona
19 fied plan which identifies how the property
20 will be developed under the conventional
21 development standards. The bona fied plan is
22 included in the packet, which indicates 16
23 lots that can developed under conventional

1 development standards. The easement -- the
2 new information about the easements may or
3 may not affect the number.

4 The applicant is requesting a
5 reduction of minimum site area from 10,000
6 square feet to 8,000, and the minimum lot
7 width from 80 feet to 70 feet, a minimum side
8 yard setback from 25 feet on two sides to
9 20 feet on two sides. The proposed site plan
10 utilizes the open space preservation by
11 preserving 54 percent of the open space.

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

16 Landscape review recommends approval.

17 The current site plan proposed
18 extension of existing Danya's Way to provide
19 a through connection to Taft Road. Storm
20 water is collected and directed to two
21 proposed separate detention basins.

22 Engineering's review identified a couple of
23 variances that are required, a DCS variance

1 for lack of sidewalk on one side of the
2 street for small a portion of Danya's Way
3 near the wetlands at the front entrance, and
4 the other one for not meeting the minimum
5 storm water detention pond buffers, another
6 one for not providing a stub street at 1,300
7 feet intervals along the property line.

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

15 The applicant is also
16 requesting a City Council variance -- I'm
17 sorry. There are seven areas of wetlands on
18 the site. The site plan proposed about 0.13
19 acres of fills to about five of these
20 wetlands. The amount of fill does not
21 require any additional mitigation measure.
22 The impacts require minor wetland permit that
23 can be approved administratively. The site

1 plan proposes to include some of the wetland
2 buffers in the rear yard for about five lots.
3 Physical means of protection is strongly
4 suggested for wetland buffers that are
5 located in the rear of the proposed lots.
6 There are a total of 349 regulated trees
7 on-site, of which 232 trees, about
8 66 percent, are being preserved. The
9 proposed removal would require about 27
10 replacements, all of them will be provided
11 on-site. The removal are proposed for
12 development of lots and the proposed
13 detention pond around Danya's Way towards the
14 eastern edge.

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

22 We have Michelle Spencer, the
23 engineer working on the project here, if you

1 have any questions for her. Thank you.

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

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

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

17 Seeing no one, I believe we
18 have some correspondence.

19 MR. GIACOPETTI: We do. We have
20 some correspondence. We have a response from
21 Michael Vidal of 25541 Danya's Way. He
22 objects to the project. His objection is on
23 the following, traffic during construction

1 should not pass through the existing
2 subdivision. The tree survey has to be
3 released. There are trees that are more than
4 200 years old, he tells us. Replacement
5 trees have to pass inspection. He is
6 concerned about the water level of the pond
7 due to the additional development. He feels
8 that the sidewalk should be prioritized
9 around Taft. And that five neighbors of new
10 construction will have a pond on their
11 backyard that looks really bad, and the
12 constructor has to put a fountain to
13 eliminate algae. We are also writing to the
14 mayor and city manager about this issue.

15 We have a second response of
16 objection from a Wilming Lu, of 25444 Danya's
17 Way, also an objection citing excess number
18 of trees that would be cut down to have to
19 make way for the street. Some of the trees
20 are over 100 years old. The overflowing
21 ponds near the site already have been -- have
22 already had algae problems, further
23 development will make it worse. Third,

1 increase in street traffic would cause safety
2 concerns for children in the neighborhood.

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

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

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

16 In the matter of Tart Knolls
17 III JSP16-67, motion to postpone the
18 consideration of the preliminary site plan
19 with open space preservation option, site
20 condominium, wetland permit, woodland permit
21 and storm water management plan, to the next
22 Planning Commission meeting based on
23 applicant's request.

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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?

1 MS. KOMARAGIRI: So on the image
2 in front of you, they are proposing to fill
3 some of the wetland here, C and D and some
4 here. The majority of the concerns from the
5 comments is about the wetland here, the E,
6 which the applicant is not making any
7 modifications.

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

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

14 MR. ANTHONY: I could probably
15 help you, too. That's what I wanted to point
16 out. This is an example of what I really
17 like about Novi. We, in a sense, have gone
18 beyond state regulation wetlands and
19 identified additional wetlands that we like
20 within the city, which gives us the
21 flexibility to try to preserve what we can
22 with that. And this particular development,
23 in maintaining the homes are closer together

1 than the adjoining home -- or neighborhood,
2 they still meet the theme in that -- in the
3 number of homes on the lot and we do a lot of
4 open space green preservation. I realize the
5 reason we are postponed today was because of
6 unknown liens right on the property. So that
7 part I do like. I do like the wetlands.

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

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

17 MS. SPENCER: Yes, sir. The
18 wetland G at the northwestern corner of the
19 site, it is actually -- it is a regulated
20 wetland, however, to get the road out, when
21 you put the sidewalk in the required distance
22 from the edge of the road, we already filling
23 slightly for the roadway itself, and to

1 maintain the ADA compliant slopes and
2 everything of the actual walkway to make sure
3 that we meet the physical handicap
4 requirements, we would be adding so much more
5 fill to that wetland than what we are already
6 are and would be tipping the scale and taking
7 out a great amount of natural features of
8 that wetland and filling the existing wetland
9 to extend that sidewalk on both sides of the
10 road, because we are extending it on the side
11 of the road, on the other side of the road as
12 well out to Taft.

13 MR. ANTHONY: Well, I will give
14 you a head's up, when this comes back that
15 will be an area I will question. I live in
16 obviously a Novi neighborhood with wetlands
17 and I tell you, my neighbors and I one thing
18 we really enjoy are the sidewalks and even
19 walking alongside the wetlands. There are
20 other construction techniques that can be
21 used in order to finish that sidewalk. If
22 that sidewalk were just simply leading to a
23 dead end, I wouldn't be supportive of it, but

1 since it's a continuation of a path that
2 helps Novi maintain being walkable, it is
3 something that I would like you to consider
4 with staff, and since we are in a
5 postponement, that's something that I will
6 ask about when you come back.

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

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

12 MS. KOMARAGIRI: Member
13 Giacometti?

14 MR. GIACOPETTI: Yes.

15 MS. KOMARAGIRI: Chair Pehrson?

16 CHAIRPERSON PEHRSON: Yes.

17 MS. KOMARAGIRI: Member
18 Zuchlewski?

19 MR. ZUCHLEWSKI: Yes.

20 MS. KOMARAGIRI: Member Anthony?

21 MR. ANTHONY: Yes.

22 MS. KOMARAGIRI: Member Avdoulos?

23 MR. AVDOULOS: Yes.

1 MS. KOMARAGIRI: Motion passes
2 five to zero.

3 CHAIRPERSON PEHRSON: Thank you.

4 Next on the agenda is A123 System (aka
5 Fountain Office Park) JSP17-21. Public
6 hearing at the request of Etkin, LLC, for the
7 approval of preliminary site plan, woodland
8 permit, storm water management plan. The
9 subject parcel is located in Section 15 west
10 of Cabaret Drive, south of Twelve Mile Road
11 and is zoned OST, planned office service
12 technology. The applicant is proposing to
13 develop the 31.25 acre parcel for two
14 buildings, one office, one lab space of
15 128,936 square feet and the other, an
16 assembly building of 53,469 square feet,
17 including associated site improvements.
18 Kirsten, again.

19 MS. MELLEEM: So the subject
20 property is located southwest of Twelve Mile
21 and Cabaret Drive, just west of Fountain Walk
22 in Section 15. The applicant is proposing to
23 develop the 31.25 acre parcel into two

1 buildings totaling over 180,000 square feet.
2 The subject property is currently owned OST,
3 office service technology. The properties to
4 the west are zoned OST, office service
5 technology, and over the railroad tracks are
6 zoned RA, one family residential. The
7 properties to the east are zoned OST, and RC,
8 regional, commercial, to the south is a
9 parcel zoned OST and owned by ITC, and the
10 I-96 corridor, south of that.

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

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

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

20 The proposed project is focused
21 near the I-96 corridor at the southern end of
22 the parcel. Two buildings are proposed, one
23 office lab of 128,936 square feet and one

1 assembly of 53,469 square feet. The site
2 amenities include 498 parking spaces, 12 are
3 barrier free and 40 provide charging stations
4 for plug-in electric vehicles. Basketball
5 courts for employes, outdoor and rooftop
6 patios and also an entryway fountain fronting
7 on I-96, and bike racks throughout the site.

8 Originally the traffic impact
9 study was not recommended by the consultants,
10 but after several discussions and additional
11 information provided by the applicant, the
12 traffic consultant is recommending approval
13 of the traffic impact study. The applicant
14 is seeking one waiver from Planning
15 Commission and one variance from City
16 Council. The waiver from Planning Commission
17 is for not providing covered outdoor bicycle
18 parking spaces, which is supported by staff.
19 The variance from city council from the DCS
20 for not providing a sidewalk along Twelve
21 Mile, which is not supported by staff.

22 The first waiver is for outdoor
23 covered bicycle parking spaces, which the

1 applicant is asking a waiver and proposed
2 space inside that would be allowed for bike
3 storage. Staff supports this waiver, and has
4 in the past.

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

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

21 CHAIRPERSON PEHRSON: Thank you,
22 Kirsten. The applicant wish to address the
23 Planning Commission at this time?

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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

1 neighboring property that is developed has a
2 sidewalk, so it would be a gap within our
3 sidewalk system, program that we are putting
4 in.

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

10 MR. GUARDINI: Yeah, I think we
11 can. Originally when we took a look at the
12 comment, we looked at our neighboring
13 property to the east, and there is no
14 sidewalk there, along with the fact that we
15 are not developing anything on the north part
16 of the parcel at this time. That was really
17 the reason for our response. But certainly
18 we don't want to slow down the project. We
19 do have time constraints, and therefore, we
20 would be willing to work with staff to try to
21 figure out a way to do something out along
22 Twelve Mile that would meet you guy's
23 approval.

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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

1 Ordinance and all other applicant provisions
2 of the ordinance.

3 MR. AVDOULOS: Second.

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

8 MS. MELLEEM: Member Giacobetti?

9 MR. GIACOPETTI: Yes.

10 MS. MELLEEM: Chair Pehrson?

11 CHAIRPERSON PEHRSON: Yes.

12 MS. MELLEEM: Member Zuchlewski?

13 MR. ZUCHLEWSKI: Yes.

14 MS. MELLEEM: Member Anthony?

15 MR. ANTHONY: Yes.

16 MS. MELLEEM: Member Avdoulos?

17 MR. AVDOULOS: Yes.

18 MS. MELLEEM: Motion passes five
19 to zero.

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

1 compliance with ordinance standards in the
2 staff and consultant review letters, and the
3 conditions and items listed in those letters
4 being addressed on the final site plan. This
5 motion is made because the plan is otherwise
6 in compliance with Chapter 37 of the code of
7 ordinances and all other applicable
8 provisions of the ordinance.

9 MR. AVDOULOS: Second.

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

13 MS. MELLEEM: Chair Pehrson?

14 CHAIRPERSON PEHRSON: Yes.

15 MS. MELLEEM: Member Zuchlewski?

16 MR. ZUCHLEWSKI: Yes.

17 MS. MELLEEM: Member Giacobetti?

18 MR. GIACOPETTI: Yes.

19 MS. MELLEEM: Member Anthony?

20 MR. ANTHONY: Yes.

21 MS. MELLEEM: Member Avdoulos?

22 MR. AVDOULOS: Yes.

23 MS. MELLEEM: Motion passes five

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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. MELLEEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEEM: Member Giacobetti?

MR. GIACOPETTI: Yes.

MS. MELLEEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

1 MS. MELLEEM: Member Anthony?

2 MR. ANTHONY: Yes.

3 MS. MELLEEM: Member Avdoulos?

4 MR. AVDOULOS: Yes.

5 MS. MELLEEM: Motion passes five

6 to zero.

7 CHAIRPERSON PEHRSON: All set.

8 Thank you. Next on the agenda, matters for

9 consideration, item number one, Griffin

10 Funeral Home, JSP17-13.

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

22 Special land use is required as a

23 non-residential use in a residential zoned

1 property. Sri. Good evening.

2 MS. KOMARAGIRI: Thank you. As
3 you recall, the Planning Commission held a
4 public hearing on April 19 and postponed the
5 decision for a later time. The decision was
6 made to allow time for further discussion
7 between applicant and the staff, given the
8 comments provided by the Planning Commission
9 and the residents at that time. The subject
10 property is zoned residential acreage and the
11 proposed funeral home is considered a special
12 land use in the existing RA district, which
13 is subject to Planning Commission's approval.
14 The intent of the special land use is to
15 allow development of service uses to serve
16 the residential community. In addition to
17 the RA zoning, the subject parcel also has an
18 option to be developed using planned suburban
19 low rise overlay, which allows for
20 development of other low intensity
21 non-residential uses, that are typically not
22 allowed as permitted or as a special land use
23 under typical RA zoning.

1 These allowed uses are intended
2 to serve as transition uses between
3 residential and higher intensity office and
4 retail uses. Based on discussions with city
5 staff, the applicant is currently requesting
6 a special land use approval to propose a
7 funeral home at this location. The subject
8 property is designated as suburban low rise
9 on a future land use map, all properties east
10 of Beck and Eleven Mile are zoned and
11 designated as residential. Properties west
12 of Beck are listed as suburban low rise uses
13 to create the buffer between the residential
14 uses and the major thoroughfare. The
15 property surrounding the subject property is
16 zoned residential, but is owned and operated
17 by the Novi schools. There are no regulated
18 woodlands on the property. They have
19 regulated wetlands, which is essentially -- I
20 am sorry. There are proposed minor impacts
21 to the existing wetlands, which is the pond.
22 The applicant is proposing a lot split and is
23 developing the northern part with the current

1 request. The applicant is proposing to
2 construct the 12,176 square feet building
3 with 98 parking spaces, and associated site
4 improvements. In addition he is requesting
5 an approval of 23 land bank parking spaces as
6 indicated around the site.

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

20 The planning staff reviewed the
21 narrative and agrees with the findings of the
22 report. The review letter is included in the
23 packet. The traffic study is typically not

1 required for the proposed development per our
2 standards, however, there were serious
3 concerns raised at the last public hearing
4 regarding traffic congestion and possible
5 conflicts with the school bus routes. In
6 response, the applicant has submitted a
7 traffic impact study for your review.

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

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

22 Further review is required to
23 substantiate the previous findings. The

1 funeral services are assumed to not occur
2 during peak traffic periods, so there is not
3 enough estimated traffic to warrant the
4 left-turn lane or left-turn passing lane.
5 Our traffic consultant, Maureen Peters, is
6 here to answer any questions you may have in
7 this regard.

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

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

1 9,500 to 18,000 square feet.

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

15 Since the last meeting they
16 have received considerable public response.
17 They have received 11 letters in support of
18 the development and 12 opposed. In addition,
19 the developer also gathered 11 letters of
20 support and part of the response letter. All
21 of the correspondence is included in the
22 packet. All the public correspondence
23 received by staff is provided -- printed

1 copies are provided, which are in front of
2 you.

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

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

20 MR. GRIFFIN: Good evening. My
21 name is David Griffin. And I am very happy
22 to have the opportunity to address the
23 Planning Commission again, along with the

1 residents and to ease some of their concerns.

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

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

17 MS. GRIFFIN: Good evening. I
18 want to give you just a brief history of our
19 funeral home. In my 1954, my husband, Larry
20 and I, with the family support on both sides
21 of the family, we opened our first funeral
22 home in Detroit on Plymouth Road. It was
23 quite difficult at the time and we both took

1 part-time jobs, in addition to what we were
2 now holding, to make ends meet. My husband
3 had already become a funeral director, and it
4 was decided that, I too, should become a
5 funeral director.

6 So graduating from University
7 of Detroit, I went back to night school, got
8 my credits so I could enter Wayne Mortuary
9 School. Upon graduation from Wayne Mortuary,
10 I took my state board, served my
11 apprenticeship and became a licensed funeral
12 director. In time, the business grew, our
13 family grew. We had two boys, two girls. At
14 this time, we are now into the 1960s. And at
15 that time, we realized that the population
16 from Detroit was moving out into the suburbs.
17 So we too decided that it was time for us to
18 move. We found a location in Westland, our
19 two boys had come into the funeral business,
20 and the business then expanded into Canton,
21 Livonia, and in 2014, we purchased the
22 Northrop Sassaman funeral home in Northville.
23 We gutted the building, we received the

1 beautification award from the City of
2 Northville for two years for what we had
3 done.

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

8 It is now our intent to
9 continue with this service, but not in
10 building buildings, but in building
11 traditions of service to the families we
12 serve. It would be our honor and our
13 privilege to be able to come into the
14 beautiful City of Novi and do what we can to
15 assist the local people and the city itself.
16 Thank you.

17 CHAIRPERSON PEHRSON: Thank you,
18 ma'am.

19 MR. GRIFFIN: Thank you. When we
20 started this project, we wanted to make sure
21 that we had the right architects for the job.
22 We contacted a company called JST Architects,
23 which is located in Dallas, Texas. They are

1 the premier builders and designers of funeral
2 homes in the nation and they have built over
3 1,500 funeral homes in the country, helping
4 with design. The last year we flew them into
5 Novi, they looked at the site, traveled the
6 community, went through the neighborhoods,
7 and I can hope that you can see by the design
8 that they came up with, it certainly does
9 have a residential character that compliments
10 the surrounding communities. We wanted the
11 best for the Novi community and we hope that
12 we did this with the design. We just believe
13 we hit the mark with that.

14 Another concern was the
15 landscaping. You gave us through the
16 landscape and the requirements by the
17 landscape department to come up with a
18 landscape design that made it very park-like
19 feeling. The pond, which is also a real neat
20 feature on the property, gives it more of a
21 tranquil feeling and it's our intent to put
22 fountains in the pond and we think it's going
23 to have a very good effect on the corner of

1 Eleven Mile and Beck. Going into this we
2 knew that there was not going to be a problem
3 regarding the parking. However, after
4 hearing some of the questions from the
5 neighbors, we are glad to have the
6 opportunity tonight to address those
7 concerns.

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

20 We had the opportunity to talk
21 to Cindy Valentine, she is the director of
22 transportation of the Novi Community School
23 District, her letter is enclosed showing that

1 there was absolutely no conflict between our
2 hours of operation and the running time of
3 the school buses.

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

18 It was sent to Barbara McBeth.
19 "Dear Ms. McBeth, I write this letter in
20 support of the Griffin Funeral Home on Beck
21 Road and Eleven Mile Road. Based on the
22 traffic study, the facts, there will be no
23 access from Eleven Mile, and the nature of

1 the business, I see no negative impact on the
2 neighborhood, but rather a positive one."

3 This comes from a neighbor who commutes past
4 there daily. "From the plans I reviewed, I
5 see the proposed building and business a good
6 fit for this location."

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

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

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

1 name?

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

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

16 CHAIRPERSON PEHRSON: Just
17 briefly summarize.

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

23 The first letter is a letter of

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

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

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

23 Letter of opposition from

1 Christina Torossian resident of Asbury Park.
2 She objects to the change that would allow a
3 funeral home.

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

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

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

20 A letter from Jerilyn
21 NicholSEN. She would like to bring to our
22 attention that the rezone in this area from
23 residential to commercial, she would prefer

1 to revote on the building, a Novi city
2 community sports facility here.

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

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

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

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

1 already a lot of traffic.

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

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

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

19 We have a letter of support
20 from Gary Beason. He is a former customer of
21 Griffin Funeral Home and he received personal
22 and caring attention from the professional
23 staff, staff who assisted with everybody

1 detail during the process, including
2 coordination with the cemetery, the church
3 and the funeral.

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

20 We have a letter from James
21 Santeiu in support. He describes the
22 Griffins as pillars of the community and they
23 would be a value to the city. He references

1 Griffin's rehab of the Northrup Sassaman's
2 rundown in Northville, and it's a pleasing
3 and pleasant place to go. Actually two
4 letters from the gentleman, pretty much say
5 the same thing.

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

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

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

23 Lastly, we have a letter of

1 support from Father Elmer of Catholic Central
2 and I believe this letter was previously
3 read.

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

8 MR. AVDOULOS: Thank you, Chair
9 Pehrson.

10 88 years old and semi retired.
11 Wow. I wanted to indicate to the public
12 that's here that whatever comes before us is
13 obviously taken seriously. As a point of
14 reference, we're not elected. We are
15 appointed by City Council.

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

20 The other thing I wanted to
21 stress, too, this is not a rezoning. This is
22 residential acreage and stays residential
23 acreage. This is an overlayer or special

1 land use that goes on top of residential
2 acreage. So if this project ever -- let's
3 say was sold and somebody wanted to build a
4 subdivision in the future, they can go back
5 to residential acreage. Actually it reverts
6 to that. I don't think the -- whoever is on
7 this piece of property can sell a special
8 land use, unless it's the same type of use or
9 they have to go through another special use.

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

14 That said, the difficulty here
15 is looking at what is best for the city, what
16 is best for the area and the residents. And
17 on also what is best for this piece of
18 property. This particular owner has
19 purchased the property. So, this owner has
20 it. This owner can, you know, through the
21 guidelines of the city, can do whatever they
22 want so long as we work together as a team.
23 The barn can stay or it can go. I believe

1 the indication is that the applicant is
2 looking possibly to save the barn somehow.

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

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

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

18 AUDIENCE PARTICIPANT: What
19 happened to the master plan?

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

22 MR. AVDOULOS: Actually, you
23 know, addressed, it is RA, so this is not

1 changing the zoning. This is a process where
2 property can accommodate different types of
3 uses, so long as that property goes through
4 the process of showing an advantage to the
5 city, and this has been shown and provided
6 through the letters that the applicant has
7 sent us. You know, it is a difficult choice
8 to make, to see what can actually go here
9 that blends in with the residential character
10 that's already there, and it is a business
11 that has been long-standing in the community.
12 It is --

13 AUDIENCE PARTICIPANT: What made
14 you change your mind?

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

18 MR. AVDOULOS: And so the items
19 that have been presented, what I was trying
20 to do from the -- looking at it the last time
21 and then trying to give the applicant some
22 time to present information is just to see if
23 this is going to be more of a detriment to

1 the area, or if it's going to blend in with
2 what the master plan is looking to do. The
3 size of the building is going to be much less
4 on this piece of property than a subdivision.
5 The amount of traffic -- I understand the
6 concerns, but the funeral homes work a little
7 differently, instead of having a subdivision
8 that may have, you know, 40, 50 cars coming
9 out of it at various times of the day, a
10 funeral home is a little bit more controlled
11 than that.

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

22 CHAIRPERSON PEHRSON: Thank you,
23 Member Avdoulos. Member Anthony.

1 MR. ANTHONY: And while, you
2 know, I was listening to the community with
3 their public comments, I was both taking
4 notes and looking at aerial photos to see how
5 things laid out and other areas of the city
6 were.

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

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

21 And at that time, we recognized
22 that it's not likely to have a subject
23 division built in this area, and that we

1 would have some kind of business, so we
2 became very concerned over what kind of
3 business. We wanted it to keep the
4 residential thing, and to be a more subtle
5 business than, for example, retail, which is
6 why probably in the last meeting, one of the
7 commissioners said, it's good that it's not
8 retail because during that time we didn't
9 want that there.

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

18 AUDIENCE PARTICIPANT: This is a
19 farce.

20 MR. ANTHONY: -- if you were no
21 longer owning the property and another owner
22 were to come in. And I see the building is
23 being sustainable, of being able to still

1 carry on that theme.

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

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

14 MR. SCHULTZ: Through the Chair?

15 CHAIRPERSON PEHRSON: Please.

16 MR. SCHULTZ: I'm going to answer
17 the question, but just sort of add a little
18 bit at the beginning, maybe just frame the
19 discussion we are talking about, is this
20 rezoning, is it zoning, just asking Barb,
21 have we -- the Planning Commission has had a
22 whole lot of special land uses lately, we get
23 a lot of PRO's, we get rezoning requests, but

1 I don't know that we get a ton of special
2 land uses. But just the back drop again,
3 these are permitted uses, so we have the
4 permitted uses that just -- you just review a
5 site plan, and you're just looking to make
6 sure that it fits within the setbacks and
7 stuff like that. Special land uses are
8 permitted, you just have to go through a
9 little bit more of a review process and you
10 have got the eight criteria that are in your
11 motion sheet, that you have got to make a
12 finding on whether you say yes to it, or you
13 say no to it. And the way that state
14 statutes works that allows you to have these
15 special permitted land uses, is if they meet
16 that criteria, then they have to approved.

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

20 One other thing that you have
21 the ability to do because it's a special land
22 use, is if you approve it, because you find
23 those eight conditions have been met, or

1 those eight other criteria, little bit more
2 discretionary is impose conditions that make
3 sure that the use is what you think it is.

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

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

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

22 MR. SCHULTZ: That is the key.
23 Yes. So you -- if they were called a

1 permitted use, just principle permitted use,
2 just be looking at the plan.

3 MR. ANTHONY: Here is another
4 item -- and I remember as a resident when I
5 lived in a different Novi neighborhood, this
6 was a problem. And it's not so much the
7 traffic study, because we have gone through
8 that many, so I think that fits here. But
9 it's the parking. It's the overflow parking.
10 And it can be bothersome to a resident when
11 you have overflow parking that's in the
12 street right in front of their home. How we
13 handled it in our neighborhood, which again
14 was another Novi neighborhood, it happened to
15 be a clubhouse that caused it, we were able
16 to work with the city and create a no parking
17 zone, and that way we were able to then
18 protect that residential stretch from having
19 parking in the street and the overflow.
20 Which it would be another piece that I would
21 think would help. The property values fear
22 that I heard, both written and verbal, and
23 this is where I was looking at an aerial

1 photo during the comments because I wanted to
2 see proximity. There is another neighborhood
3 in Novi on the other side of town, which is
4 Willowbrook Farms, and it has a funeral home
5 that's very close in proximity to that
6 neighborhood, as well as Meadowbrook Commons,
7 which is very consistent with the types of
8 developments that will be in the overlay
9 district. And that neighborhood supports
10 property values of 350 to 550, and those have
11 remained stable, in fact, have increased even
12 with the presence of those businesses. So I
13 have to be skeptical of internet research,
14 though it does provide, you know, good
15 guidance at time, but it's not final. And I
16 think our own experience within our community
17 is that to proximity to these kind of
18 businesses hasn't shown an adverse effect on
19 property values.

20 I remember the overlay
21 district, I was concerned, but we worked
22 through that. And this is the kind of
23 development that we were willing to do and

1 that we were hoping that we would have the
2 opportunity to see in this overlay district.
3 So I again, if any of my Commissioners want
4 to make comment.

5 CHAIRPERSON PEHRSON: Thank you.
6 Member Giacometti.

7 MR. GIACOPETTI: I have nothing.

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

23 MR. ANTHONY: I will make a

1 motion.

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

8 MR. SCHULTZ: If you could --

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

11 MR. SCHULTZ: Through the Chair?

12 CHAIRPERSON PEHRSON: Yes,
13 please.

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

18 MR. ANTHONY: Very good.

19 A, the proposed use will not
20 cause any detrimental impact on existing
21 throughfares based on the review of the
22 traffic study. B, the proposed use will not
23 cause any detrimental impact on the

1 capabilities of the public services and
2 facilities, as this area was already planned
3 for development. The proposed use is
4 compatible with the natural features and
5 characteristics of the land, because the plan
6 has minor impacts on existing natural
7 features.

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

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

19 F, the proposed use will
20 promote the use of land in the social and
21 economically desirable manner, as the
22 proposed use will provide a need, a service
23 needed in the community.

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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

1 required. I just inquire of the applicant on
2 the record, if there are any issues through
3 the Chair with two conditions imposed?

4 MR. GRIFFIN: No problem.

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

7 MS. KOMARAGIRI: Chair Pehrson?

8 CHAIRPERSON PEHRSON: Yes.

9 MS. KOMARAGIRI: Member
10 Zuchlewski?

11 MR. ZUCHLEWSKI: Yes.

12 MS. KOMARAGIRI: Member Anthony?

13 MR. ANTHONY: Yes.

14 MS. KOMARAGIRI: Member Avdoulos?

15 MR. AVDOULOS: Yes.

16 MS. KOMARAGIRI: Member

17 Giacopetti.

18 MR. GIACOPETTI: Yes.

19 MS. KOMARAGIRI: Motion passes
20 five to sore.

21 MR. ANTHONY: In the matter of
22 Griffin Funeral Home, JSP17-13, motion to
23 approve the preliminary site plan based on

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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,

1 the requested parking land banking will be
2 consistent with the public help, safety and
3 welfare of the city and the purposes of the
4 zoning ordinance.

5 B, waiver for absence of noise
6 impact statement due to the nature of use,
7 which is hereby granted. C, landscaping
8 waiver from Section 5.5.3.B2 and 3, to permit
9 reduction of required height for berm along
10 western property line, four and a half feet
11 to six and a half feet required, provided the
12 minimum required capacity for screening is
13 met along the property line, which is hereby
14 granted. D, landscape waiver for Section
15 5.5.3.B2, for absence of required berm along
16 the southern property due to applicant's
17 written intent that the property to the south
18 will be developed non-residential and to
19 retro fit the site to provide the required
20 buffer and screening if it is developed
21 residential in future, which is hereby
22 granted.

23 E, landscape waiver for Section

1 5.5.3E1C, for reduction of minimum required
2 streets along Beck Road, 13 required, ten
3 provided, due to conflicts with corner
4 clearance, which is hereby granted. F, City
5 Council variance for Section 11 256B of
6 design and construction standards manual for
7 absence of required sidewalk along Eleven
8 Mile Road due to the practical difficulties
9 for extension of the sidewalk beyond the site
10 boundary, provided the applicant pays the
11 current construction cost of the sidewalk as
12 approved by the city engineer.

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

19 This motion is made because the
20 plan is otherwise in compliance with Article
21 3, Article 4, Article 5 of the zoning
22 ordinance and all other applicable provisions
23 of the ordinance.

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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

1 standards in the staff and consultant review
2 letters, and the conditions and items listed
3 in those letters being addressed on the final
4 site plan. This motion is made because the
5 plan is otherwise in compliance with Chapter
6 11 of the Code of Ordinances and all other
7 applicable provisions of the ordinance.

8 MR. AVDOULOS: Second.

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

12 MS. KOMARAGIRI: Member
13 Zuchlewski?

14 MR. ZUCHLEWSKI: Yes.

15 MS. KOMARAGIRI: Member Anthony?

16 MR. ANTHONY: Yes.

17 MS. KOMARAGIRI: Member Avdoulos?

18 MR. AVDOULOS: Yes.

19 MS. KOMARAGIRI: Member
20 Giacopetti?

21 MR. GIACOPETTI: Yes.

22 MS. KOMARAGIRI: Chair Pehrson?

23 CHAIRPERSON PEHRSON: Yes.

1 MS. KOMARAGIRI: Motion passes
2 five to zero.

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

5 We are going to take a quick
6 break.

7 (Short recess taken.).

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

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

21 The subject property is zoned
22 Town Center District, TC. It is located in
23 Novi Town Center in Section 14 on the

1 northwestern corner of Grand River and Novi
2 Road. The applicant is proposing to
3 reconstruct the existing parking lot on the
4 southwest end of Novi Town Center in order to
5 construct the drive through lane for a future
6 coffee shop, a 48 square foot addition along
7 with the outdoor seating area is also
8 proposed.

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

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

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

19 The site plan is presented
20 before you today for your consideration of
21 their request, for your recommendation to
22 City Council for approval of special land
23 use, preliminary site plan and storm water

1 management plan.

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

17 On January 23rd of 2016, the
18 council approved a text amendment in order to
19 permit drive through restaurants as special
20 land use in the Town Center District based on
21 conditions. Most of the water, sewer and
22 storm water systems are existing. The
23 current plan proposes minor modifications to

1 the existing structures. The applicant
2 agreed to relocate the proposed dumpster
3 location away from utility easements as
4 required by the court.

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

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

22 The current site plan complies
23 with all applicable regulations of the zoning

1 ordinance, including the approved text
2 amendment, except for a couple minor
3 deviations supported by staff. All reviews
4 are currently recommending approval with
5 additional comments to be addressed at the
6 time of final site plan. All site plans with
7 site acreage greater than five acres located
8 in Town Center district requires City Council
9 approval.

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

23 CHAIRPERSON PEHRSON: Does the

1 applicant wish to make a brief presentation?

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

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

13 We are here seeking, of course,
14 at the end of about two years, this project
15 when we started working on it an ordinance
16 amendment to allow this type of use at this
17 specific location, and after working with the
18 planning staff and the planning department as
19 well as City Council, I am glad see that we
20 are at this point of getting hopefully
21 positive recommendations to the City Council
22 for the preliminary site plan, the storm
23 water management plan and the special land

1 use.

2 We do have approvals, of
3 course, subject to review letters from
4 planning department, engineering department,
5 landscaping, traffic, drive through analysis,
6 facade and fire. And therefore, we would
7 seek your unanimous recommendation to the
8 City Council so that we can continue this
9 matter there. Thank you.

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

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

19 In the matter of Building No.
20 2, Drive Through at Novi Town Center
21 JSP17-08, motion to approve this special land
22 use permit based and subject to the
23 following.

1 CHAIRPERSON PEHRSON: Can he just
2 read A through H --

3 MR. SCHULTZ: Yes, he can.

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

10 MR. AVDOULOS: Second.

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

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

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

18 MR. ANTHONY: Oh, I see. Okay.

19 CHAIRPERSON PEHRSON: Recommend
20 approval.

21 MR. ANTHONY: I would correct the
22 beginning to read that in the matter of
23 Building No. 2, Drive Through, at Novi

1 Center, JSP17-08, motion to recommend
2 approval fo the special land use permit.

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

6 MS. KOMARAGIRI: Thank you.
7 Member Giacopetti?

8 MR. GIACOPETTI: Yes.

9 MS. KOMARAGIRI: Chair Pehrson?

10 CHAIRPERSON PEHRSON: Yes.

11 MS. KOMARAGIRI: Member
12 Zuchlewski?

13 MR. ZUCHLEWSKI: Yes.

14 MS. KOMARAGIRI: Member Anthony?

15 MR. ANTHONY: Yes.

16 MS. KOMARAGIRI: Member Avdoulos?

17 MR. AVDOULOS: Yes.

18 MS. KOMARAGIRI: Motion passes
19 five to zero.

20 CHAIRPERSON PEHRSON: In the
21 matter of Building No. 2, Drive Through at
22 Novi Town Center JSP17-08, motion to
23 recommend approval, the preliminary site plan

1 based on and subject to the following. Items
2 listed in A through should be E. This motion
3 is made because the plan is otherwise in
4 compliance with Article 3, Article 4, and
5 Article 5 of the Zoning Ordinance and all
6 other applicable provisions of the ordinance.

7 MR. GIACOPETTI: Second.

8 CHAIRPERSON PEHRSON: Motion by
9 Member Anthony, second by Member Giacometti.
10 Any other comments? Sri, can you call the
11 roll.

12 MS. KOMARAGIRI: Member Avdoulos?

13 MR. AVDOULOS: Yes.

14 MS. KOMARAGIRI: Member

15 Giacometti?

16 MR. GIACOPETTI: Yes.

17 MS. KOMARAGIRI: Chair Pehrson?

18 CHAIRPERSON PEHRSON: Yes.

19 MS. KOMARAGIRI: Member

20 Zuchlewski?

21 MR. ZUCHLEWSKI: Yes.

22 MS. KOMARAGIRI: Member Anthony?

23 MR. ANTHONY: Yes.

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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?

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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

1 combined parcel. Kirsten.

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

10 The subject property is
11 currently zoned B3, general business. The
12 properties to the west and south are all
13 zoned R4, one family residential. The
14 property to the east is zoned B3. The
15 properties to the north are in the City of
16 Walled Lake and zoned commercial and
17 residential.

18 The future land use map
19 indicates local commercial for the subject
20 property. The properties to the west and
21 south are indicated single family. The
22 property to the east is indicated as local
23 commercial. There are no wetlands or

1 woodlands on the subject property.

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

7 The plan was never submitted
8 for final site plan review and therefore
9 expired on May 28, 2016. The new project is
10 focused near the northwest corner of the
11 combined parcels. The applicant is proposing
12 55 parking spaces, three barrier free spaces
13 and 32 outdoor seats as part of the plan.

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

20 The ZBA variance for loading/
21 unloading area less than 515 square feet
22 where 466 is proposed. A ZBA variance for
23 loading/unloading area located within the

1 exterior side yard setback of 30 feet. The
2 DCS variance for not providing pathways along
3 East Lake Drive, which was previously
4 approved. And most of the ten landscape
5 waivers are supported by staff because of the
6 site constraints associated with the existing
7 building. But there are two that were not
8 supported or have a modification. First is
9 the waiver for a six to eight foot landscape
10 berm between the business and residential.
11 Applicant proposes six foot wooded fence,
12 which is not supported by staff. Second is
13 all the foundation landscaping cannot be
14 located at the base of the building, so the
15 remaining landscaping that does not fit is
16 located further from the building. Which is
17 supported by staff as sufficient landscape
18 area as documented on the site plan and
19 approved by the landscape architect.

20 The reviewers are all
21 recommending approval, some with conditions
22 to be met with the next submittal. The
23 Planning Commission is asked tonight to

1 consider the preliminary site plan and storm
2 water management plan. The applicant, staff
3 and consultants are here to answer any
4 questions you may have regarding the proposed
5 project.

6 CHAIRPERSON PEHRSON: Thank you.
7 Does the applicant wish to address the
8 Planning Commission?

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

13 You may recall this about three
14 years ago, this site plan was submitted to
15 you under the Sundance Grill and Cantina.
16 And the site clearly has had some issues with
17 the parking over the last few decades. As
18 you know, parking, people park along East
19 Lake Drive and Fourteen Mile Road, pull into
20 a space in front of the building and then
21 back into those roads, back out that way in
22 order to exit. Well, this proposed
23 improvement is -- proposes to eliminate that

1 situation and provide for this parking. Back
2 in 2014 when we initially received our
3 preliminary site plan approval, we acquired
4 the necessary waivers from both this
5 commission as well as City Council, and the
6 Zoning Board of Appeals, and they were ready
7 to move forward.

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

16 However, they did, in order to
17 save some costs, they eliminated any of the
18 building additions. So now what's being
19 proposed is the outdoor seating area, and
20 then the new parking, in order to eliminate
21 that parking along East Lake Drive and
22 Fourteen Mile Road. There are four issues
23 that I wanted to bring to your attention,

1 that they are concerned with. One was a
2 relatively new requirement. We hadn't seen
3 it before anyway for our HVAC screening on
4 the roof. There is no proposed improvements
5 to the building or HVAC system. And I
6 initially in my response letter objected to
7 that provision, but in speaking with the
8 owner, he has agreed that he would be
9 providing that rooftop screening.

10 The other issues is as to
11 parking. The latest letter we received said
12 that based on their calculations proceeding,
13 we are about eight spaces -- parking spaces
14 short on meeting city ordinance requirement
15 for parking. One of the reasons for this --
16 the reason why we're over or don't meet that
17 parking requirement is that we have gone from
18 20 to 32 seats in the patio area. Once you
19 exceed the 20 seats, it triggers full parking
20 requirements, one for every two seats, and as
21 a result it pushes us over. So in speaking
22 with the owner about that issue, he has now
23 elected to go just back to the original 20

1 seats in the patio, that will bring us into
2 conformity with the parking requirements.

3 Two other issues. One is you
4 might note on the site plan that there is a
5 walkway along -- it's on the East Lake Drive
6 side, this walkway has a ramp in it, provides
7 access to the front door of the building. In
8 the comment we received from staff, we used
9 that as a dual purpose; in other words, it's
10 the access walkway into the building, as well
11 as providing the accessible aisle for the
12 handicap space. They said that's not allowed
13 because the handicap space is considered a
14 parking space, or the aisle rather is
15 considered a parking space. And I am asking
16 for the Commission's consideration because
17 that is a dual purpose, it acts as a walkway
18 into the building, that that is really not a
19 parking space, it's an access drive or
20 walkway into the building. So we rather not
21 have to push everything back another five
22 feet, as result of that, or rather
23 eight feet, I believe there.

1 And finally, back in 2014 we
2 received a waiver for a fence along the south
3 property line of the commercial zoned
4 property. Mr. Andris owns the property south
5 of that line, he owns the residential
6 property. And back in 2014 we actually did
7 receive a waiver from the commission to make
8 that a screening fence rather than a masonry
9 wall. And we continue to ask for such a
10 waiver, certainly that's a very expensive
11 item, and the whole project, the expenses
12 just keep mounting, just landscaping alone
13 amounts to about \$50,000 for this parking
14 lot. We asked the Planning Commission
15 consideration on that issue whether or not we
16 could go with a screened fence rather than a
17 masonry wall. So with that, be glad to
18 answer any questions the Commission may have.

19 CHAIRPERSON PEHRSON: Thank you,
20 sir. Turn it over to the Planning Commission
21 for their consideration. Who would like to
22 start. Member Giacobetti.

23 MR. GIACOPETTI: I have a

1 question for staff, concerning the landscape
2 non-recommendation for the berm.

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

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

11 There is a bunch of existing
12 trees there, that I understand why we would
13 want to take away, wouldn't consider it a
14 forest or anything, but there are trees. So
15 anyway, they wanted to use the option of --
16 waiver option of -- there is an option for
17 using a wall instead of the landscape berm.
18 The ordinance allows for a masonry wall. It
19 doesn't allow for a wooden fence. So I
20 didn't have any option to support a wooden
21 fence because that's not even part of the
22 ordinance. It's something you can do, but I
23 couldn't recommend that.

1 So they're basically asking for
2 the waiver to not do the berm and have the
3 screening something, rather have a fence than
4 a wall.

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

7 CHAIRPERSON PEHRSON: Member
8 Avdoulos.

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

13 MS. MCBETH: Fence, yes.

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

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

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

23 And then the other thing, with

1 some of these landscape waivers, is that
2 the -- now that the city has approved the
3 second reading, will that -- would that help?

4 MR. MEADER: The interior
5 landscaping would be definitely less,
6 probably about half of what the requirement
7 is now. Perimeter would be about the same.
8 But would also allow -- the frontage could be
9 double coated in effect with the new
10 counting. A lot of it is just because there
11 is just no room in the northwest corner
12 for -- with the sidewalk and utilities and
13 everything else. So a lot of them would be
14 there -- it just can't be done.

15 MR. AVDOULOS: Okay. No, I
16 appreciate the fact that, you know, the
17 business is -- you know, looking to improve
18 and actually doing well enough to do that.
19 And that I don't think -- I don't have an
20 issue with the wood fence only because it was
21 approved prior and if it was executed at the
22 time that it was approved, then it would be a
23 moot point.

1 But I thank the applicant for
2 bringing this forward and hopefully getting
3 it done this time.

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

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

14 MR. ANTHONY: Second.

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

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

1 MR. AVDOULOS: Agreed.

2 MS. MELLEEM: To allow a wood

3 fence.

4 MR. SCHULTZ: And allow the wood

5 fence instead.

6 MR. GIACOPETTI: Correct.

7 CHAIRPERSON PEHRSON: Does the

8 seconder of the motion agree?

9 MR. ANTHONY: Second, agree.

10 CHAIRPERSON PEHRSON: We have a

11 motion and friendly amendment. Any other

12 consideration? Kirsten.

13 MS. MELLEEM: Chair Pehrson?

14 CHAIRPERSON PEHRSON: Yes.

15 MS. MELLEEM: Member Zuchlewski?

16 MR. ZUCHLEWSKI: Yes.

17 MS. MELLEEM: Member Giacopetti?

18 MR. GIACOPETTI: Yes.

19 MS. MELLEEM: Member Anthony?

20 MR. ANTHONY: Yes.

21 MS. MELLEEM: Member Avdoulos?

22 MR. AVDOULOS: Yes.

23 MS. MELLEEM: Motion passes five

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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. MELLEEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEEM: Member Giacobetti?

MR. GIACOPETTI: Yes.

MS. MELLEEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

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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 Zuchlewski, 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?

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CHAIRPERSON PEHRSON: Yes.

MS. MELLEEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEEM: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. MELLEEM: 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

1 Eleven Mile, since it is kind of connector to
2 the school.

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

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

21 CHAIRPERSON PEHRSON: Ultimately
22 isn't it --

23 MS. REICHTIEN: It wouldn't

1 connect. It was just coming around. I think
2 it was about ten feet and it just ends at the
3 pond.

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

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

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

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

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

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

22 CHAIRPERSON PEHRSON: I don't
23 want kids to the fall into the pond.

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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.)

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STATE OF MICHIGAN)

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COUNTY OF OAKLAND)

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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.

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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.

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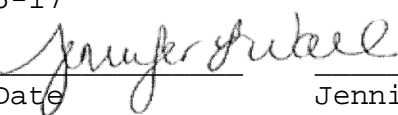
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Date

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

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