



**SUBJECT:** Approval of the request of Catholic Central High School, JSP21-17, to partially waive the requirement for a landscaped berm and other landscape improvements along the Twelve Mile Road frontage, and instead provide a berm/wall combination while preserving existing wetlands, all as shown on the new roads and utility site plan, and to revoke the 2011 "Agreement Regarding Future Improvements". The terms of the original Agreement were intended to delay the installation of landscaping improvements along Twelve Mile Road and will in large part be fulfilled when the proposed road project is completed.

**SUBMITTING DEPARTMENT:** Community Development Department - Planning

**BACKGROUND INFORMATION:**

The petitioner is in the Site Plan approval process for a new road to provide a site entrance/exit on Twelve Mile Road, which would connect to the existing loop road on the north side of the main school building. The current proposed improvements include the construction of the road and utilities, along with landscaping, stormwater management, wetland mitigation and lighting. The proposed road would be temporarily gated at both ends and would primarily serve as a construction route for future development phases planned for the Catholic Central campus over the next several years. See attached location map and Master Site plan for planned future phases.

In 2011, Catholic Central secured Special Land Use and Site Plan approval for athletic practice fields on the northern parcel of its campus. At that time, they sought to delay installing the required improvements along Twelve Mile Road, including the public sidewalk, 4-6 foot tall berm, street trees and right-of-way greenbelt plantings, with the justification that the proposed improvements at that time were a sufficient distance from Twelve Mile Road and the existing wetlands and vegetation should remain undisturbed to provide the necessary screening. The City and Catholic Central entered into an agreement describing the terms and conditions under which the delayed improvements would need to be installed (See attached Agreement Regarding Future Improvements – Conditions for Landscape and Sidewalk Waivers).

In 2014, the requirement to install the sidewalk was triggered by the development of the Berkshire Pointe community to the east. Catholic Central contributed funding and the City constructed the public sidewalk and a section of boardwalk over a wetland area.

Under the terms of the agreement, the proposed road project now triggers the requirement for the other improvements listed in the Agreement to be provided by the applicant along Twelve Mile Road, namely right-of-way greenbelt planting, street trees, and 4- to 6-foot-tall landscape berm. The site plan shows the street trees and greenbelt plantings along Twelve Mile as required in proximity to the proposed connector road. To the east of the connector road an existing wetland is adjacent to the Twelve Mile

frontage; the Planning Commission and staff support the applicant's request for a waiver of the required berm in this area to avoid impacting the wetland. West of the new road, based on staff and public hearing feedback, the applicant now proposes a 4- to 5-foot-tall wall connecting to a 4-foot-tall berm. These features extend along approximately 270 feet of the Twelve Mile Road frontage.

The terms of the 2011 Agreement regarding the improvements to be delayed will in large part be fulfilled when the proposed road project is completed. Other than the area of existing wetland, only the western half of the frontage on Twelve Mile Road will lack the required berm and greenbelt trees. There appear to be street trees along most of this frontage currently, and the sidewalk is installed. The Catholic Central Master Plan shows future proposed facilities in the western portion of the site, which will require site plan review and approval. Additional improvements in that section will be required at that time.

### **Planning Commission Action**

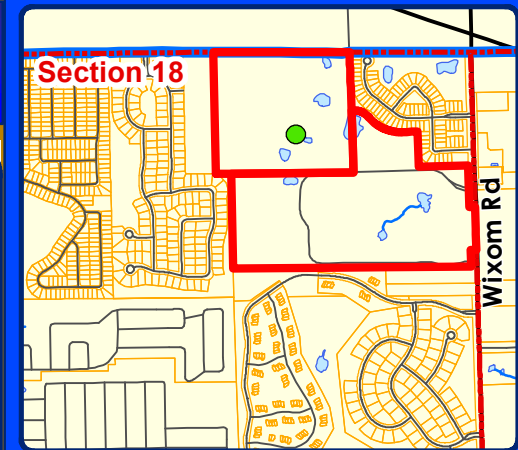
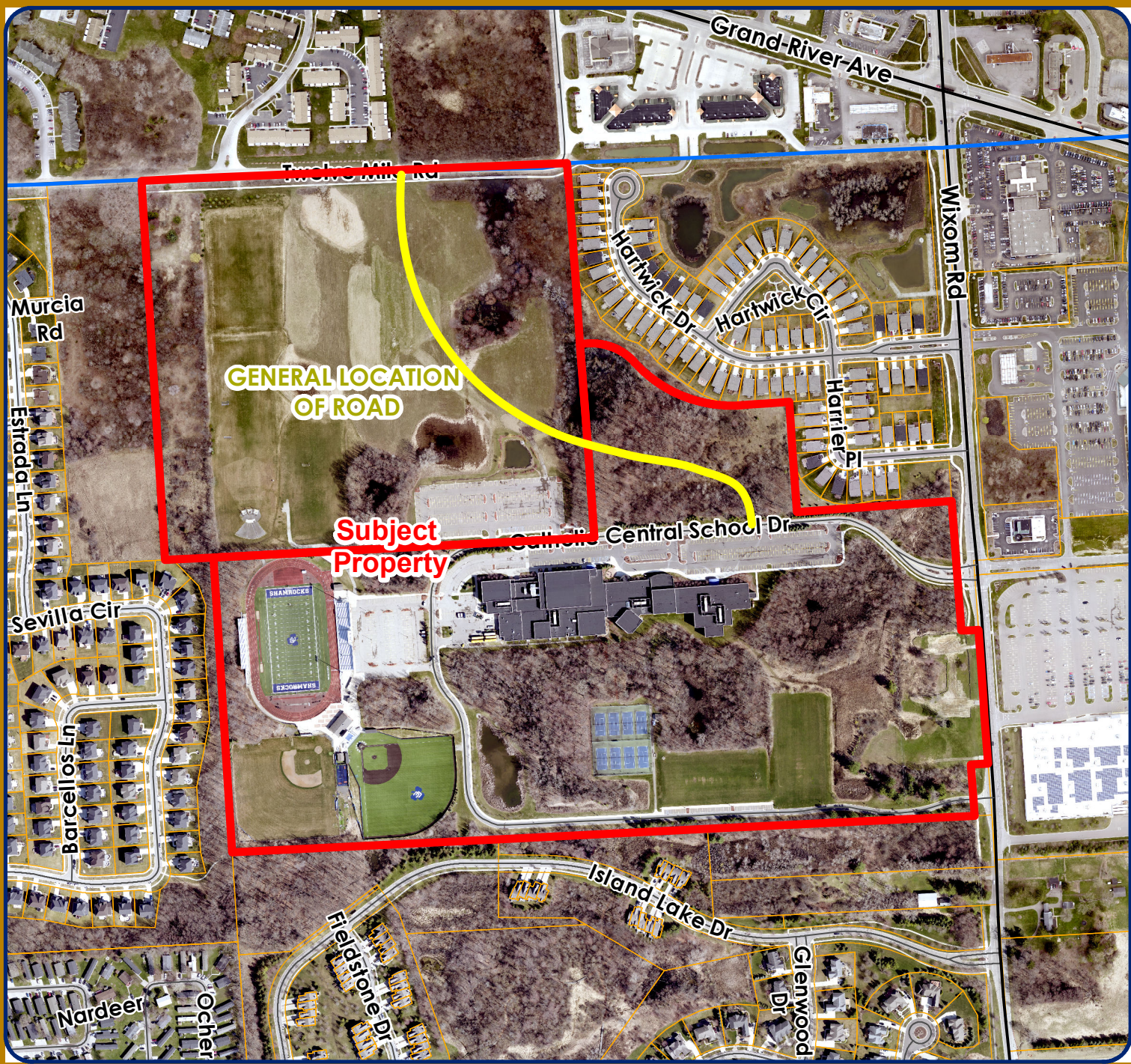
On December 8, 2021, the Planning Commission held a Public Hearing and granted approval of the Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan, subject to City Council approving the required landscape waivers for the berm. A copy of Planning Commission's meeting minutes are attached in the packet reflecting the Planning Commission's discussion of the matter.

### **RECOMMENDED ACTION:**

Motion to Terminate the *Agreement Regarding Future Improvements – Conditions for Landscape and Sidewalk Waivers* with Catholic Central High School from 2011 (Liber 43915 Page 359), subject to final review and approval as to form, including minor changes required by the City Manager and City Attorney's office. The improvements, including the sidewalk, have largely been or will be completed with the proposed connector road project. In addition, the waiver of berm or screening wall requirements in areas where it would cause impacts to existing wetlands or regulated woodlands is hereby granted.

LOCATION MAP

# JSP 21-17 CATHOLIC CENTRAL CONNECTOR ROAD LOCATION



**LEGEND**


 Subject Property



**City of Novi**  
 Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Lindsay Bell  
 Date: 9/30/21  
 Project: CATHOLIC CENTRAL ROAD  
 Version #: 1

0 110 220 440 660 Feet  
 1 inch = 500 feet



**MAP INTERPRETATION NOTICE**

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

**CONNECTOR ROAD SITE PLAN SHEETS**

**CAMPUS MASTER PLAN**

**CONNECTOR ROAD SITE PLAN**

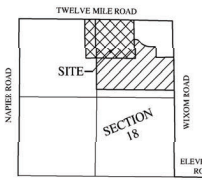
**GRADING PLAN**

**LANDSCAPE PLAN**

**WALL DETAIL**



# FINAL SITE PLAN AND STORMWATER MANAGEMENT PLAN FOR CATHOLIC CENTRAL HIGH SCHOOL CONNECTOR ROAD & UTILITY PLAN CATHOLIC CENTRAL HIGH SCHOOL SECTION 18, CITY OF NOVI, MICHIGAN



LOCATION MAP  
NOT TO SCALE

**SHEET INDEX:**

- COVER SHEET**
- CE-1 EXISTING CONDITIONS \*
  - CE-1.1 TREE SURVEY - AREA A
  - CE-1.2 TREE SURVEY - AREA B
  - CE-1.3 TREE SURVEY - AREA C
  - CE-1.4 TREE SURVEY - AREA D
  - CE-1.5 TREE SURVEY SCHEDULE
  - CE-1.6 TREE SURVEY SCHEDULE
  - CE-2 SOILS MAP \*
  - CE-2.1 SOIL BORING PLAN \*
  - CE-2.2 MASTER SITE STUDY
  - CE-2.3 MASTER GRADING SITE STUDY
  - CE-2.4 MASTER WATERMAIN SITE STUDY
  - CE-2.5 MASTER SANITARY SEWER SITE STUDY
  - CE-3 DIMENSION AND PAVING PLAN
  - CE-3.1 DIMENSION AND PAVING PLAN
  - CE-3.2 DIMENSION AND PAVING PLAN
  - CE-3.3 DIMENSION AND PAVING PLAN
  - CE-3.4 DIMENSION AND PAVING PLAN
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  - CE-3.36 DIMENSION AND PAVING PLAN
  - CE-3.37 DIMENSION AND PAVING PLAN

**APPLICANT/OWNER:**  
CATHOLIC CENTRAL HIGH SCHOOL  
33600 ORLAND ROAD  
NOVI, MI 48374  
PHONE: (248) 596-3899  
CONTACT: MICHAEL WILSON

**CIVIL ENGINEER/LAND SURVEYOR:**  
ZEMET WOZNIAK AND ASSOCIATES, INC.  
33600 ORLAND ROAD, SUITE 100  
NEW HUDSON, MI 48165  
PHONE: (248) 437-5099 FAX: (248) 437-5222  
CONTACT: ANDY WOZNIAK

**WETLAND/WOODLAND CONSULTANT:**  
BARR ENGINEERING  
3900 BOURBONVILLE, COR.  
ANN ARBOR, MI 48108  
PHONE: (734) 922-4400  
CONTACT: WOODY HELD

**LANDSCAPE ARCHITECT:**  
GRISSEM METZ ANDRUSIE ASSOCIATES  
311 E. CADY, SUITES 1 & 2  
NORTHVILLE, MI 48167  
PHONE: (248) 447-7010  
CONTACT: STEVE ENDRES

**ARCHITECT:**  
IDS  
1845 WEST LOUNG LANE, SUITE 200  
TROY, MI 48068  
PHONE: (248) 823-2100  
CONTACT: BRUCE SVYNDER

**CONSTRUCTION MANAGER:**  
J.S. VIG CONSTRUCTION COMPANY  
13000 CLEAT STREET  
PLYMOUTH, MI 48170  
PHONE: (734) 283-3002  
CONTACT: JOSEPH S. VIG

TAX I.D. NUMBERS: 22-18-200-026 AND 22-18-200-027

**SITE DEVELOPMENT NOTES:**

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF NOVI.
2. CALL MISS DIG (1-800-847-7244 / 1-800-MISS DIG) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UNDERGROUND UTILITIES CAUSED BY HIS OPERATIONS.
4. TRENCHES UNDER OR WITHIN 3 FT. OF EXISTING OR PROPOSED PAVEMENTS, DRIVEWAYS, AND/OR SIDEWALKS SHALL BE BACKFILLED AND COMPACTED WITH MOIST CLASS II SAND.
5. WHERE UTILITIES CROSS, PROTECT EXISTING MANHOLE TAPPED IN 12" LAYERS TO THE UNDERSIDE OF THE HIGHER UTILITY. A 6" MIN. SAND CUSHION SHALL BE PROVIDED BETWEEN UTILITIES.
6. ALL ELEVATIONS SHOWN ARE BASED ON U.S.C.S. DATUM.
7. ALL DISTURBED AREAS BE PROPERLY REVEGETATED BY THE CONTRACTOR.
8. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.
9. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE UNRESTRICTED ACCESS TO PROPERTY FOR THE POLICE, FIRE DEPARTMENT, AMBULANCES OR OTHER EMERGENCY VEHICLES TO PROTECT LIFE, HEALTH AND PROPERTY.
10. PAVED STREET AND DRIVEWAYS MUST BE MAINTAINED IN A REASONABLE STATE OF CLEANLINESS AND THE CONTRACTOR SHALL REMOVE ACCUMULATIONS OF DEBRIS CAUSED BY CONSTRUCTION OPERATIONS.
11. CONTRACTOR MUST PROVIDE ALL NECESSARY SHEETING, SHORING, Dewatering, BRACING, TRENCH BOXES, ETC. TO PROTECT WORK, SAFETY AND PROTECT EXISTING UTILITIES AND IMPROVEMENTS IN ACCORDANCE TO MICHIGAN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (MSHA).
12. THIS PHASE (PHASE 1 OF MASTER PLAN) INCLUDES PROPOSED CONNECTOR ROAD, GRAVEL STAGING AREA, UTILITIES, AND 12 MILE ROAD IMPROVEMENTS ONLY.

**OVERALL LEGAL DESCRIPTION:**

PART OF THE NORTH 1/2 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:  
BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 18 AND PROCEEDING ALONG THE NORTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF 12 MILE ROAD (3 FEET WIDE, 12 WIDTH) S. 89°57'57" E. 1316.65 FEET; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG BERSHIRE POINTE, OKLAND COUNTY CONDOMINIUM PLAN NUMBER 2080, 1) S. 0°44'12" E. 630.03 FEET, 2) S. 89°31'51" E. 20.80 FEET, 3) 17.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 200.00 FEET, CENTRAL ANGLE 51°49'12" AND A CHORD THAT BEARS S. 64°07'16" E. 171.64 FEET, 4) 47.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 400.00 FEET, CENTRAL ANGLE 51°02'27" AND A CHORD THAT BEARS S. 84°14'07" E. 403.07 FEET, 5) N. 89°19'07" E. 165.00 FEET, 6) S. 0°41'07" E. 384.00 FEET AND 7) N. 89°19'07" E. 558.98 FEET TO A POINT ON THE 60 FOOT RIGHT OF WAY LINE OF WIXOM ROAD; THENCE ALONG SAID LINE S. 0°41'07" E. 108.12 FEET TO A POINT ON THE NORTH LINE OF ISLAND LAKE VINEYARDS, OKLAND COUNTY CONDOMINIUM PLAN NUMBER 1271; THENCE ALONG SAID LINE N. 89°23'07" W. 2586.76 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 18, ALSO BEING THE EAST LINE OF ANGELENE RIDGE, OKLAND COUNTY CONDOMINIUM PLAN NUMBER 2085; THENCE ALONG SAID LINE N. 07°10'37" W. 1028.05 FEET; THENCE N. 89°31'51" W. 165.00 FEET; THENCE N. 09°19'07" E. 165.00 FEET TO A POINT ON SAID NORTH LINE OF SECTION 18, ALSO BEING THE CENTERLINE OF 12 MILE ROAD; THENCE ALONG SAID LINE S. 89°31'51" E. 165.00 FEET TO SAID NORTH 1/4 CORNER OF SECTION 18 AND POINT OF BEGINNING CONTAINING 115.11 ACRES MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL AGENCY OVER WIXOM ROAD AND 12 MILE ROAD.

**NOTE:**

THESE PLANS ARE THE PROPERTY OF ZEMET-WOZNIAK & ASSOCIATES, INC. NO CONSTRUCTION STAKING OR CONSTRUCTION INSPECTION OR CONSTRUCTIVE USE OF THESE PLANS SHALL BE MADE BY ANYONE WITHOUT THE WRITTEN AUTHORIZATION BELOW.

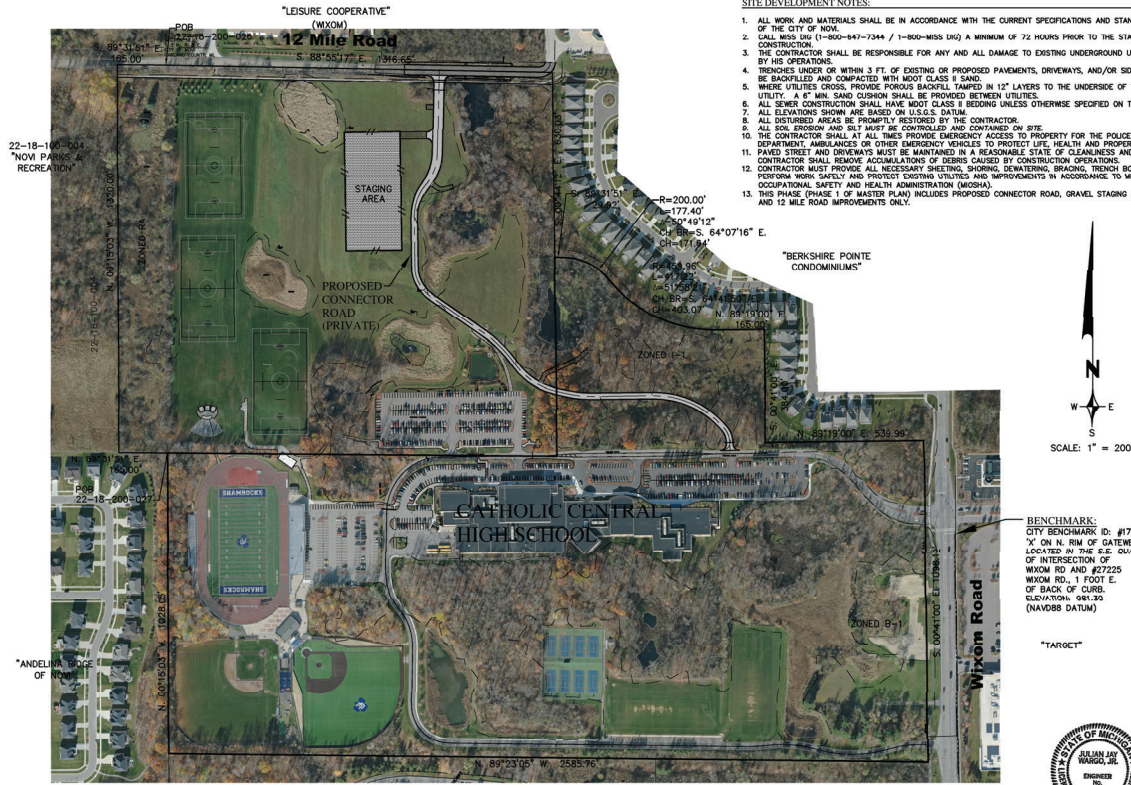
**AUTHORIZATION BY:**

ZEMET-WOZNIAK & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR FOR SAFETY ON THE JOB SITE. NOR SHALL ZEMET-WOZNIAK & ASSOCIATES, INC. BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER AND ENGINEER FROM ALL LIABILITIES FOR INJURY TO PERSONS, OR DAMAGE TO OR LOSS OF PROPERTY, OR ANY OTHER LOSS, COST OR EXPENSE, AS A RESULT OF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

ALL CONTRACTORS SHALL NAME ZEMET-WOZNIAK & ASSOCIATES, INC. AS ADDITIONALLY INSURED ON ALL INSURANCE POLICIES.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.



- BENCHMARKS:**  
CITY BENCHMARK ID #1712 = 'X' ON N. RM. OF GATEWELL LOCATED AT THE SW CORNER OF INTERSECTION OF WIXOM RD AND #2725  
WIXOM RD, 1 FOOT E OF BACK OF CURB.  
CLIENT PROVIDED (NAV88 DATUM)
- "TARGET"**



**SITE MAP**

**ZEMET WOZNIAK**  
Civil Engineers & Land Surveyors  
33600 ORLAND ROAD, SUITE 100  
NEW HUDSON, MICHIGAN 48165  
P: (248) 437-5099 F: (248) 437-5222 www.zemetwozniak.com

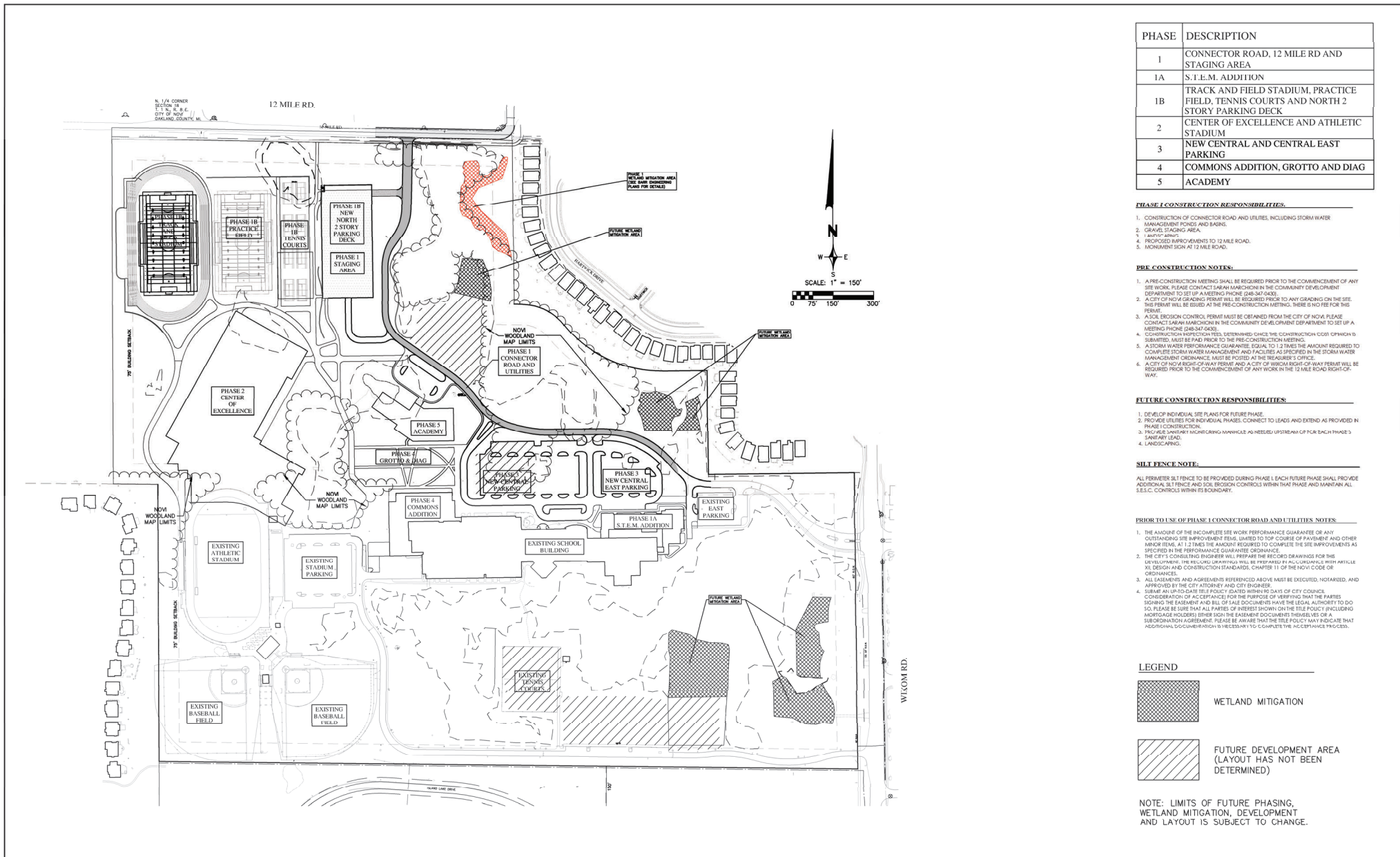
**MISS DIG SYSTEM INC.**  
THREE FEET DEEP, WIXOM HOLE, MISS DIG SYSTEM  
1-800-847-7171

**PROJECT SPONSOR:**  
CATHOLIC CENTRAL HIGH SCHOOL  
27225 WIXOM ROAD  
NOVI, MI 48374 ED TUREK, PRES. (248)596-3801

**COVER SHEET**  
CATHOLIC CENTRAL HIGH SCHOOL CONNECTOR ROAD & UTILITY PLAN  
SECTION 18, CITY OF NOVI, MICHIGAN

**NOT FOR CONSTRUCTION**  
DATE: 3/30/21 SCALE: HOR: 1" = 200'  
DESIGNED BY: JWB JOB NO.: 19120.1  
DRAWN BY: DAW SHEET COVER

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PHASE	DESCRIPTION
1	CONNECTOR ROAD, 12 MILE RD AND STAGING AREA
1A	S.T.E.M. ADDITION
1B	TRACK AND FIELD STADIUM, PRACTICE FIELD, TENNIS COURTS AND NORTH 2 STORY PARKING DECK
2	CENTER OF EXCELLENCE AND ATHLETIC STADIUM
3	NEW CENTRAL AND CENTRAL EAST PARKING
4	COMMONS ADDITION, GROTTO AND DIAG
5	ACADEMY

- PHASE 1 CONSTRUCTION RESPONSIBILITIES:**
- CONSTRUCTION OF CONNECTOR ROAD AND UTILITIES, INCLUDING STORM WATER MANAGEMENT FENCES AND BARRIERS.
  - GRAVEL STAGING AREA.
  - LANDSCAPING.
  - PROPOSED IMPROVEMENTS TO 12 MILE ROAD.
  - MONUMENT SIGN AT 12 MILE ROAD.

- PRE-CONSTRUCTION NOTES:**
- A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. PLEASE CONTACT SARAH MARCHIONE IN THE COMMUNITY DEVELOPMENT DEPARTMENT TO SET UP A MEETING PHONE (248-347-0430).
  - A CITY OF NOVI GRADING PERMIT WILL BE REQUIRED PRIOR TO ANY GRADING ON THIS SITE. THIS PERMIT WILL BE ISSUED AFTER THE PRE-CONSTRUCTION MEETING. THERE IS NO FEE FOR THIS PERMIT.
  - A LOCAL EROSION CONTROL PERMIT MUST BE OBTAINED FROM THE CITY OF NOVI. PLEASE CONTACT SARAH MARCHIONE IN THE COMMUNITY DEVELOPMENT DEPARTMENT TO SET UP A MEETING PHONE (248-347-0430).
  - CONSTRUCTION INSPECTION FEES, DETERMINED BY THE CONSTRUCTION CODE OFFICE AND SUBMITTED, MUST BE PAID PRIOR TO THE PRE-CONSTRUCTION MEETING.
  - STORM WATER PERFORMANCE GUARANTEE EQUAL TO 12 TIMES THE AMOUNT REQUIRED TO COMPLETE STORM WATER MANAGEMENT AND FACILITIES AS SPECIFIED IN THE STORM WATER MANAGEMENT ORDINANCE MUST BE POSTED AT THE RESURVEYER'S OFFICE.
  - A CITY OF NOVI RIGHT-OF-WAY PERMIT AND A CITY OF WOODMOUNT RIGHT-OF-WAY PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE 12 MILE ROAD RIGHT-OF-WAY.


- FUTURE CONSTRUCTION RESPONSIBILITIES:**
- DEVELOP INDIVIDUAL SITE PLANS FOR FUTURE PHASES.
  - PROVIDE UTILITIES FOR INDIVIDUAL PHASES, CONNECT TO LEADS AND EXTEND AS PROVIDED IN PHASE 1 CONSTRUCTION.
  - ENGINEER UNITS FOR GRADING WORK SHALL BE PROVIDED UPSTREAM OF EACH PHASE'S SANITARY LEAD.
  - LANDSCAPING.


**SILT FENCE NOTE:**

ALL PERIMETER SILT FENCE TO BE PROVIDED DURING PHASE 1. EACH FUTURE PHASE SHALL PROVIDE ADDITIONAL SILT FENCE AND SOIL EROSION CONTROLS WITHIN THAT PHASE AND MAINTAIN ALL S.E.S.C. CONTROLS WITHIN ITS BOUNDARY.

- PRIOR TO USE OF PHASE 1 CONNECTOR ROAD AND UTILITIES NOTES:**
- THE AMOUNT OF THE INCOMPLETE SITE WORK PERFORMANCE GUARANTEE OR ANY OUTSTANDING SITE IMPROVEMENT FEES, LIMITED TO TOP COURSE OF PAVEMENT AND OTHER MARKET ITEMS, AT 12 TIMES THE AMOUNT REQUIRED TO COMPLETE THE SITE IMPROVEMENTS AS SPECIFIED IN THE PERFORMANCE GUARANTEE ORDINANCE.
  - THE CITY'S CONSULTING ENGINEER WILL PREPARE THE RECORD DRAWINGS FOR THE DEVELOPMENT. THE RECORD DRAWINGS WILL BE PREPARED IN ACCORDANCE WITH ARTICLE 16 DESIGN AND CONSTRUCTION STANDARDS, CHAPTER 16 OF THE NOVI CODE OF ORDINANCES.
  - ALL AGREEMENTS AND AGREEMENTS REFERENCED ABOVE MUST BE EXECUTED, NOTARIZED, AND APPROVED BY THE CITY ATTORNEY AND CITY ENGINEER.
  - SUBMIT AN UP-TO-DATE TITLE POLICY DATED WITHIN 90 DAYS OF CITY COUNCIL CONSIDERATION OF ACCEPTANCE FOR THE PURPOSE OF VERIFYING THAT THE PARTIES SIGNING THE EASEMENT AND BILL OF SALE DOCUMENTS HAVE THE LEGAL AUTHORITY TO DO SO. PLEASE BE SURE THAT ALL PARTIES OF INTEREST SHOWN ON THE PROJECT (INCLUDING MORTGAGE HOLDERS) EITHER SIGN THE EASEMENT DOCUMENTS THEMSELVES OR A SUBORDINATION AGREEMENT. PLEASE BE AWARE THAT THE TITLE POLICY MAY INDICATE THAT ADDITIONAL DOCUMENTATION IS NECESSARY TO COMPLETE THE ACCEPTANCE PROCESS.

**LEGEND**

 WETLAND MITIGATION

 FUTURE DEVELOPMENT AREA (LAYOUT HAS NOT BEEN DETERMINED)

NOTE: LIMITS OF FUTURE PHASING, WETLAND MITIGATION, DEVELOPMENT AND LAYOUT IS SUBJECT TO CHANGE.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PSP SUBMITTAL	7-23-21	PSP SUBMITTAL	10-25-21						
NETLAND UPDATE	8-10-21	EGLE REVIEW	10-25-21						
REV. PSP	8-27-21	BID ISSUE	11-16-21						
EGLE REVIEW	10-1-21	PSP SUBMITTAL	1-5-22						

**ZEMET WOZNAK**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 5500 GRAND RIVER AVE. SUITE 900  
 NEW HUDSON, MICHIGAN 48165  
 P: (248) 487-5000 F: (248) 487-9222 www.zemetwoznak.com

**MISS DIG SYSTEM INC.**  
 THREE FIELD WOODLAND DRIVE WILSONVILLE, OHIO 45396  
 CALL THE MISS DIG SYSTEM 1-800-242-7171

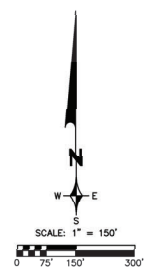
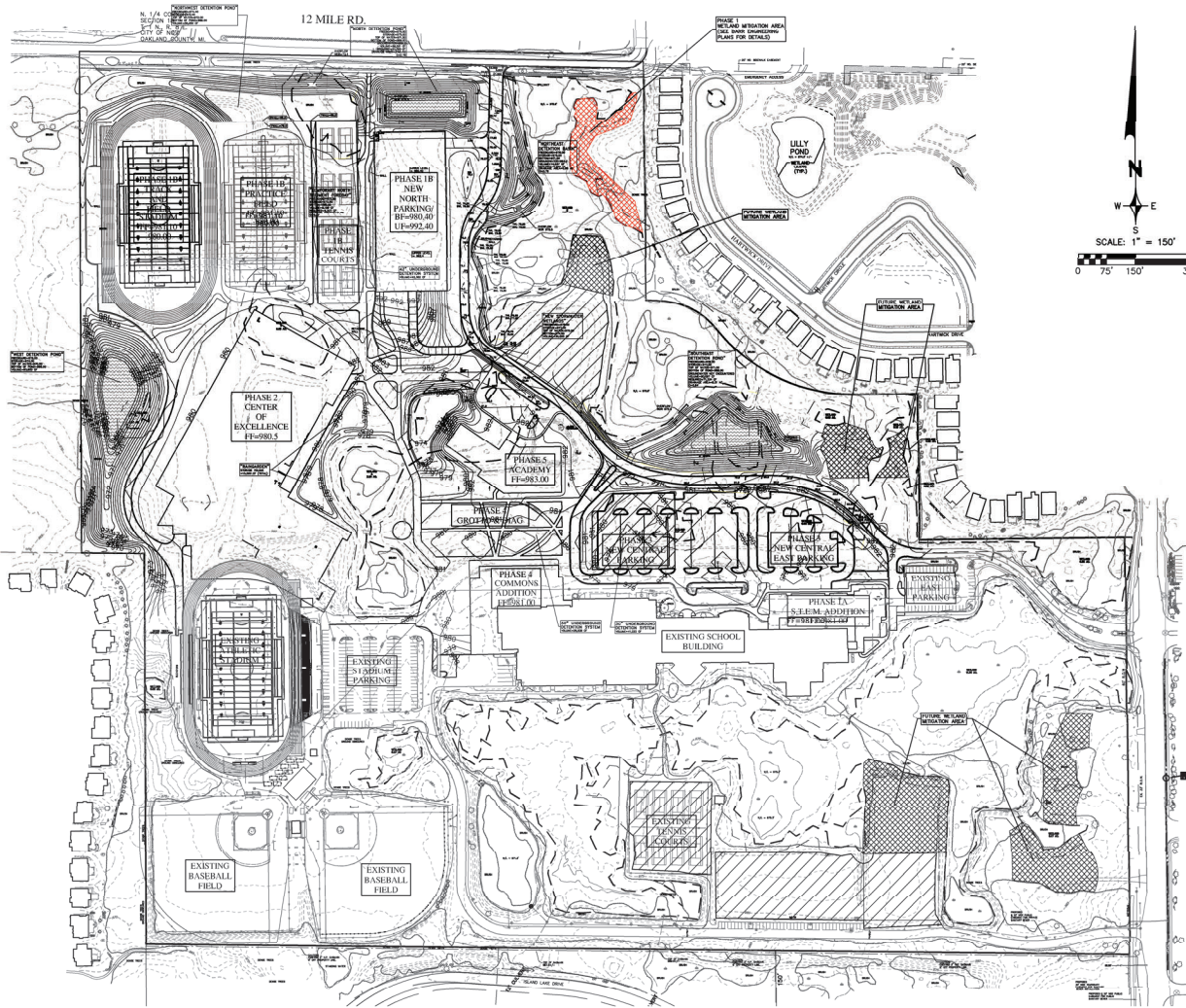
**PROJECT SPONSOR:**  
 CATHOLIC CENTRAL HIGH SCHOOL  
 27225 WIXOM ROAD  
 NOVI, MI 48374 ED TUREK, PRES. (248)596-3801

**MASTER SITE STUDY**  
 CATHOLIC CENTRAL HIGH SCHOOL CONNECTOR ROAD & UTILITY PLAN  
 SECTION 18, CITY OF NOVI, MICHIGAN


**NOT FOR CONSTRUCTION**


DATE: 3/30/21 SCALE: HOR: 1" = 150' VER: 1" = N/A  
 DESIGNED BY: JMW JOB NO.: 19120.1  
 DRAWN BY: DAE SHEET: CE-3

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**LEGEND**

 WETLAND MITIGATION

 FUTURE DEVELOPMENT AREA (LAYOUT HAS NOT BEEN DETERMINED)

NOTE: LIMITS OF FUTURE PHASING, WETLAND MITIGATION, DEVELOPMENT AND LAYOUT IS SUBJECT TO CHANGE.

**NOT FOR CONSTRUCTION**  
**FOR ILLUSTRATION PURPOSES ONLY**

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PSP SUBMITTAL	7-23-21								
PSP SUBMITTAL	10-25-21								
BID ISSUE	11-18-21								
PSP SUBMITTAL	1-5-22								

**ZEIMET WOZNAK**  
 CONSULTING ENGINEERS & ARCHITECTS  
 Civil Engineers & Land Surveyors  
 5000 BOND AVENUE, SUITE 100  
 NEW HUDSON, MICHIGAN 48165  
 P: (248) 437-5000 F: (248) 437-5222 www.zeimetwoznak.com

**MISS DIG SYSTEM, INC.**  
 THREE FIELD WAREHOUSE DRIVE  
 WYOMING, MICHIGAN 48186  
 CALL THE MISS DIG SYSTEM  
 1-800-242-7171

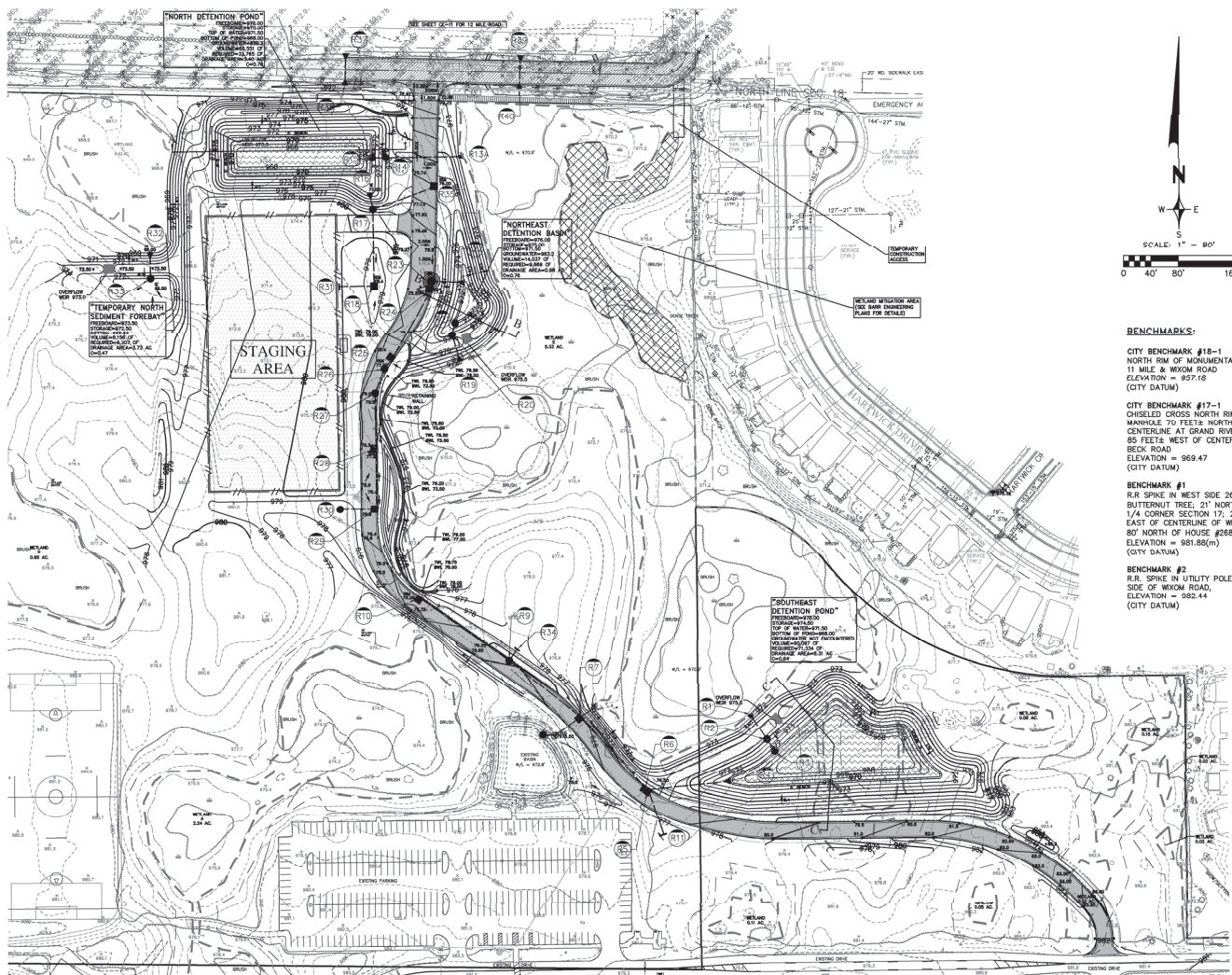
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 NOVI, MI 48374 ED TUREK, PRES. (248)596-3801

MASTER GRADING SITE STUDY  
 CATHOLIC CENTRAL HIGH SCHOOL CONNECTOR ROAD & UTILITY PLAN  
 SECTION 18, CITY OF NOVI, MICHIGAN

DATE	3/30/21	SCALE	HOR: 1" = 150'
DESIGNED BY	JWH	JOB NO.	19120.1
DRAWN BY	DAB	SHEET	CE-3.1

Z:\Project\19120 - 19120\19120 ORIGINAL GRADING PLAN.dwg, 03:11 MASTER GRADING SITE STUDY - 19120.1.dwg, 3/30/21





EXISTING		PROPOSED	
○	MANHOLE	●	MANHOLE
□	CATCH BASIN	■	CATCH BASIN
⊗	CLEANOUT	⊗	CLEANOUT
+	END SECTION	◆	END SECTION
◇	ROOF DRAIN	◆	ROOF DRAIN
⊕	GATE VALVE	⊕	GATE VALVE
⊖	HYDRANT	⊖	HYDRANT
⊘	WATER SHUT-OFF	⊘	WATER SHUT-OFF
⊙	UTILITY POLE	⊙	UTILITY POLE
⊚	GUY ANCHOR	⊚	GUY ANCHOR
⊛	LIGHT POLE	⊛	LIGHT POLE
⊜	TREE	⊜	TREE
⊝	TREE LINE	⊝	TREE LINE
⊞	STORM SEWER	⊞	STORM SEWER
⊟	WATER MAIN	⊟	WATER MAIN
⊠	GAS MAIN	⊠	GAS MAIN
⊡	ELECTRICAL	⊡	ELECTRICAL
⊢	CONTOUR MAJOR	⊢	CONTOUR MAJOR
⊣	CONTOUR MINOR	⊣	CONTOUR MINOR
⊤	SPOT ELEVATION	⊤	SPOT ELEVATION

**BENCHMARKS:**

**CITY BENCHMARK #18-1**  
NORTH RM OF MONUMENTATION BOX,  
11 MILE & WIXOM ROAD  
ELEVATION = 957.16  
(CITY DATUM)

**CITY BENCHMARK #17-1**  
CHISELED CROSS NORTH RM SANITARY  
MANHOLE 70 FEET NORTH OF  
CENTERLINE AT GRAND RIVER AVENUE &  
85 FEET WEST OF CENTERLINE OF  
BECR ROAD  
ELEVATION = 969.47  
(CITY DATUM)

**BENCHMARK #1**  
R.R. SPIKE IN WEST SIDE 26" DIA.  
BUTTERNUT TREE, 21' NORTH OF WEST  
1/4 CORNER SECTION 17; 24'  
EAST OF CENTERLINE OF WIXOM ROAD;  
80' NORTH OF HOUSE #2850.  
ELEVATION = 981.88(m)  
(CITY DATUM)

**BENCHMARK #2**  
R.R. SPIKE IN UTILITY POLE ON WEST  
SIDE OF WIXOM ROAD,  
ELEVATION = 982.44  
(CITY DATUM)

- NOTES:**
- ALL PROPOSED GRADES ARE GU (GUTTER) UNLESS OTHERWISE NOTED OTHERWISE.
  - ADD "900" TO ALL PROPOSED GRADES TO OBTAIN DATUM.

**NOTE:**  
SEE SHEET CE-10 FOR DETENTION POND AND BASIN CROSS SECTION DETAILS.

**EARTH BALANCING NOTE:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL STRUCTURES, KNOWN OR UNKNOWN, SHOWN OR UNKNOWN, LOCATED WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY SUCH STRUCTURES ARE IDENTIFIED. ALL COSTS ASSOCIATED WITH LOCATING AND ADJUSTING THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - ANSON PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE, OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSMIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. IF THE CLIENT AND DESIGN PROFESSIONAL INTEND TO TRANSMIT INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION OR DOCUMENTATION IN DIGITAL FORM, THEY SHALL ENDEAVOR TO ESTABLISH NECESSARY PROTOCOLS GOVERNING SUCH TRANSMISSIONS.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PSP SUBMITTAL	1-23-21	BID ISSUE	11-16-20				
EGLE REVIEW	10-1-21	PSP SUBMITTAL	1-5-22				
PSP SUBMITTAL	10-29-21						
EGLE REVIEW	10-29-21						

**ZEMET WOZNAK**  
Civil Engineers & Land Surveyors  
5000 GRAND RIVER BLVD., SUITE 100  
NEW BUDON, MICHIGAN 48165  
P: (248) 487-9099 F: (248) 487-9322 www.zemetwoznak.com

**MISS DIG SYSTEM INC.**  
1-800-342-7171  
THREE FIELD  
WARRANTY DATA  
WORKING TOGETHER  
TO CALL THE NEWS  
DIG SYSTEM

**PROJECT SPONSOR:**  
CATHOLIC CENTRAL HIGH SCHOOL  
27225 WIXOM ROAD  
NOVI, MI 48374 ED TUREK, PRES. (248)596-3801

**GRADING PLAN**  
CATHOLIC CENTRAL HIGH SCHOOL CONNECTOR ROAD & UTILITY PLAN  
SECTION 18, CITY OF NOVI, MICHIGAN

**NOT FOR CONSTRUCTION**  
DATE: 3/30/21 SCALE: 1" = 80'  
DESIGNED BY: JWH JOB NO: 19120.1  
DRAWN BY: DAE SHEET: CE-6

**"NORTH DETENTION POND"**  
 FREEBOARD=976.00  
 STORAGE=975.00  
 TOP OF WATER=971.50  
 BOTTOM OF POND=968.00  
 GROUNDWATER=966.3  
 VOLUME=68,251 CF  
 REQUIRED=33,765 CF  
 DRAINAGE AREA=3.40 AC  
 C=0.76

**"NORTHEAST DETENTION BASIN"**  
 W/L = 970.9'  
 STORAGE=975.00  
 BOTTOM=971.50  
 GROUNDWATER=968.2  
 VOLUME=14,037 CF  
 REQUIRED=9,069 CF  
 DRAINAGE AREA=0.98 AC  
 C=0.76

**"TEMPORARY NORTH SEDIMENT FOREBAY"**  
 FREEBOARD=973.50  
 STORAGE=972.50  
 BOTTOM=969.50  
 VOLUME=8,168 CF  
 REQUIRED=5,207 CF  
 DRAINAGE AREA=1.73 AC  
 C=0.47

**STAGING AREA**



**BENCHMARKS:**  
 CITY BENCHMARK #18-1  
 NORTH RM OF MONUMENTATION BOX,  
 11 MILE & WIXOM ROAD  
 ELEVATION = 967.18  
 (CITY DATUM)  
 CITY BENCHMARK #17-1  
 CHISELED CROSS NORTH RIM SANITARY  
 MANHOLE 70 FEET NORTH OF  
 CENTERLINE AT GRAND RIVER AVENUE &  
 85 FEET WEST OF CENTERLINE OF  
 BECK ROAD  
 ELEVATION = 969.47  
 (CITY DATUM)  
 BENCHMARK #1  
 R/R SPIKE IN WEST SIDE 28" DIA.  
 BUTTERNUT TREE, 21' NORTH OF WEST  
 1/4 CORNER SECTION 17, 24'  
 EAST OF CENTERLINE OF WIXOM ROAD,  
 80' NORTH OF HOUSE #26850.  
 ELEVATION = 981.86(m)  
 (CITY DATUM)  
 BENCHMARK #2  
 R/R SPIKE IN UTILITY POLE ON WEST  
 SIDE OF WIXOM ROAD,  
 ELEVATION = 962.44  
 (CITY DATUM)

EXISTING		PROPOSED	
○	MANHOLE	●	MANHOLE
□	CATCH BASIN	■	CATCH BASIN
⊖	INLET	⊖	INLET
⊙	CLEANOUT	⊙	CLEANOUT
⊔	END SECTION	⊔	END SECTION
⊕	ROOF DRAIN	⊕	ROOF DRAIN
⊖	GATE VALVE	⊖	GATE VALVE
⊖	HYDRANT	⊖	HYDRANT
⊖	WATER SHUT-OFF	⊖	WATER SHUT-OFF
⊖	UTILITY POLE	⊖	UTILITY POLE
⊖	CITY ANCHOR	⊖	CITY ANCHOR
⊖	LIGHT POLE	⊖	LIGHT POLE
⊖	SIGN	⊖	SIGN
⊖	TREE	⊖	TREE
⊖	THREE LINE	⊖	THREE LINE
⊖	SANITARY SEWER	⊖	SANITARY SEWER
⊖	STORM SEWER	⊖	STORM SEWER
⊖	WATER MAIN	⊖	WATER MAIN
⊖	WAS MAIN	⊖	WAS MAIN
⊖	ELECTRIC CABLE	⊖	ELECTRIC CABLE
⊖	CONTOUR MAJOR	⊖	CONTOUR MAJOR
⊖	CONTOUR MINOR	⊖	CONTOUR MINOR
⊖	SPOT ELEVATION	⊖	SPOT ELEVATION
⊖		⊖	PROPOSED GRADE
		⊖	TC = TOP OF CURB
		⊖	TW = TOP OF WALK
		⊖	TP = TOP OF PAVEMENT
		⊖	TB = TOP OF BANK
		⊖	G = GROUND
		⊖	OYOSH
		⊖	GU = GUTTER
		⊖	FG = FINISH GRADE
		⊖	FF = FINISH FLOOR
		⊖	TWL = TOP OF WALL
		⊖	BWL = BOTTOM OF WALL

**NOTES:**  
 1. ALL PROPOSED GRADES ARE GU (GUTTER) UNLESS OTHERWISE NOTED OTHERWISE.  
 2. ADD "900" TO ALL PROPOSED GRADES TO OBTAIN DATUM.

**NOTE:**  
 SEE SHEET CE-10 FOR DETENTION POND AND BASIN CROSS SECTION DETAILS.

**EARTH BALANCING NOTE:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

**WETLAND MITIGATION AREA**  
 (SEE BARR ENGINEERING PLANS FOR DETAILS)

LEGEND	
⊙	SOIL BORINGS (2021)

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PSP SUBMITTAL	7-23-21						
PSP SUBMITTAL	10-25-21						
BID ISSUE	11-18-21						
PSP SUBMITTAL	1-5-22						

**ZEMET WOZNAK**  
 Civil Engineers & Land Surveyors  
 1500 GRAND RIVER BL. SUITE 200  
 NEW HUDSON, MICHIGAN 48165  
 P: (248) 437-9089 F: (248) 437-9322 www.zemetwoznak.com

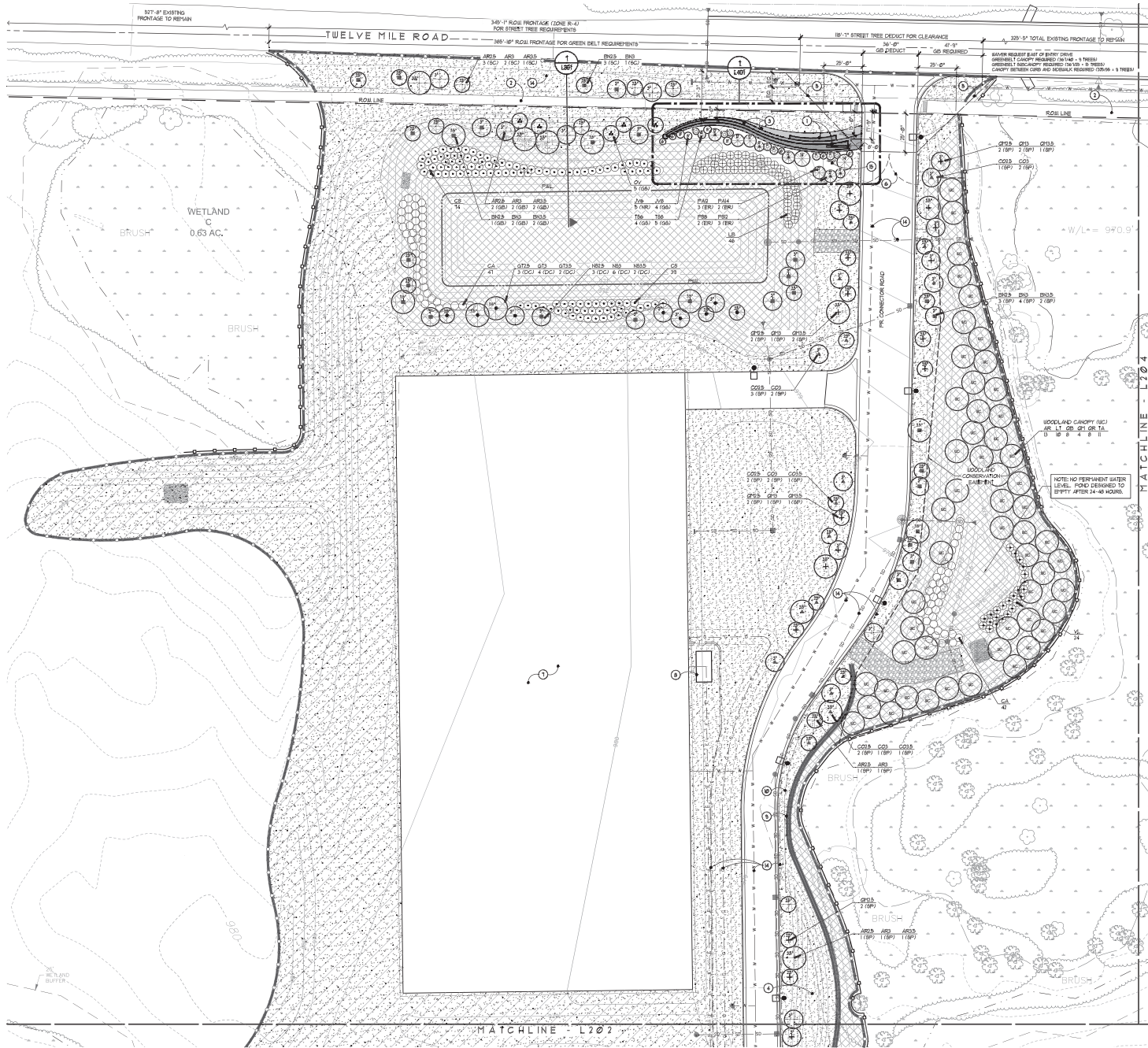
**MISS DIG SYSTEM INC.**  
 THREE FIELD  
 WARREN, MICHIGAN  
 48090  
 CALL THE MISS  
 DIG SYSTEM  
 1-800-342-7171

**PROJECT SPONSOR:**  
 CATHOLIC CENTRAL HIGH SCHOOL  
 27225 WIXOM ROAD  
 NOVI, MI 48374 ED TUREK, PRES. (248)596-3801

**GRADING PLAN**  
 CATHOLIC CENTRAL HIGH SCHOOL CONNECTOR ROAD & UTILITY PLAN  
 SECTION 18, CITY OF NOVI, MICHIGAN

**NOT FOR CONSTRUCTION**  
 DATE 3/30/21 SCALE HOR: 1" = 50'  
 DESIGNED BY JWH JOB NO. 19120.1  
 DRAWN BY DAE SHEET CE-6A

Z:\Projects\19120 - Wixom\19120 - GRADING PLAN.dwg, CE-6A GRADING PLAN, 10/23/21 4:52:38 PM, dmsawyer



- Landscape Legend:** (APPLIES TO SHEETS L201 - L204, NOT ALL APPLY PER SHEET)
- PERMANENT WATER LEVEL
  - EXISTING WETLAND
  - EXISTING EDGE OF VEGETATION
  - SALT FENCE - REFER TO CIVIL ENGINEERING DOCUMENTS
  - WETLAND / FOODLAND PROTECTION FENCE - SEE DETAIL ON SHEET L201
  - STREET LIGHT POLES - REFER TO ELECTRICAL DOCUMENTS
  - ROPED LIAN ON 4" TOPSOIL, 6" TOPSOIL AT BERRY
  - SEED MIXTURE TYPE 'A' - HEADQU LIAN ON 4" TOPSOIL
  - SEED MIXTURE TYPE 'B' - DETENTION POND SEED MIX ON 7" TOPSOIL
  - DETENTION POND GRAVEL ACCESS PATH - REFER TO CIVIL ENGINEERING DOCUMENTS
  - SEED MIXTURE TYPE 'C' - WOODLAND GROUND COVER SEED MIX ON 1" TOPSOIL
  - 4" DEPTH DECORATIVE STONE MIXTURE TYPE 'A' OVER NON-UVEN FILTER FABRIC
  - 4" DEPTH DECORATIVE STONE MIXTURE TYPE 'B' OVER NON-UVEN FILTER FABRIC
  - PLANT CODE
  - CALLOUT NOTE IF APPLICABLE
  - ORDINANCE REQUIREMENT CODE (SEE BELOW QUANTITY)
  - (DC) DETENTION POND CANOPY TREES
  - (GC) GREENBELT CANOPY TREES
  - (GB) GREENBELT SUB-CANOPY TREES
  - (NR) NOT REQUIRED BY ORDINANCE
  - (SC) STREET CANOPY TREES (RIGHT-OF-WAY)
  - (SP) STREET CANOPY TREES (PRIVATE DRIVE)
  - (WC) WOODLAND REPLACEMENT CANOPY TREES
  - (FR) EXISTING TREE REPLACEMENTS (NON-WOODLAND)

- Note Key:** (APPLIES TO SHEETS L201 - L204, NOT ALL APPLY PER SHEET)
- (1) NATURAL STONE WALL WITH CEMENTY SLAGGAGE ELEMENT ON STRUCTURAL FOOTING
  - (2) EXISTING CONCRETE SIDEWALK / BOARDWALK
  - (3) DECORATIVE STONE FILLCH WITH STEEL EDGINGS
  - (4) SCAFFOLD EACH SIDE
  - (5) 2" CORNER CLEARANCE JOIST
  - (6) MANUAL GLOBE CONTROL GATES WITH LOCKING BOLLARDS
  - (7) STAGING AREA
  - (8) FUTURE ELECTRICAL TRANSFORMER
  - (9) RETAINING WALL - REFER TO CIVIL DOCUMENTS
  - (10) GUARD RAIL - REFER TO CIVIL DOCUMENTS
  - (11) EXISTING PARKING LOT TO REMAIN
  - (12) EXISTING DETENTION BASIN TO REMAIN
  - (13) EXISTING INTERIOR LOOP ROAD TO REMAIN
  - (14) UTILITIES BELOW - REFER TO CIVIL DOCUMENTS
  - (15) SIGNAGE ELECTRICAL PANEL, SCREENED BY EVERGREEN TREES - REFER TO ELECTRICAL DOCUMENTS
  - (16) 300' CONCRETE PAD FOR IRRIGATION PUMP - REFER TO IRRIGATION DOCUMENTS
  - (17) FUTURE BACK OF CURB (N/C)

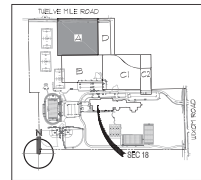
- General Notes:**
1. REFER TO SHEET L204 FOR PLANT LIST AND ORDINANCE REQUIREMENTS.
  2. PLANT MATERIAL SHALL NOT BE PLANTED WITHIN 4 FT. OF THE PROJECT LINE.
  3. LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY EXCAVATION WORK.
  4. NO OVERHEAD UTILITY LINES ARE KNOWN TO BE PRESENT WITHIN THE WORK AREA. PLANTING TREES NEARBY OVERHEAD UTILITY LINES IS PROHIBITED.
  5. PROTECT ALL NEW AND EXISTING UTILITIES, LIGHTS, PAVEMENT, POLES, ETC. DURING CONSTRUCTION.
  6. REPAIRS ANY DAMAGED LANDSCAPE OR INFRASTRUCTURE TO PRE-CONSTRUCTION CONDITIONS PER SPECIFICATIONS.
  7. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION INFORMATION SHOWN PRIOR TO CONSTRUCTION WITH THE LANDSCAPE ARCHITECT OF ANY CONCERN PRIOR TO PROCEEDING.
  8. PROPOSED UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS.
  9. REFER TO EROSION CONTROL PLANS FOR SOIL TYPE DESIGNATIONS.
  10. DECORATIVE STONE FILLCH SHALL BE SUPPLIED BY CAPITAL STONEWORKS, 10000 WOODWARD, HICKMAN 48102 OR APPROVED EQUAL.
  11. ALL BIRD LINES / POLE EDGES BETWEEN 600 TYPES AND TREE LOCATIONS SHALL BE PAINTED OUT BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
  12. ALL LIAN AREAS TO BE IRRIGATED. REFER TO THE IRRIGATION DRAWINGS.
  13. ALL STREET CANOPY TREES ARE TO BE PLANTED WITHIN 8' OF BACK OF CURB EXCEPT WHERE IN CONFLICT WITH UTILITIES AND BASEMENTS.

**811** Know what's below. Call before you dig.

SCALE: 1"=30'-0"

0' 10' 20' 30' 40'

N



**Key Map**  
Scale: N/A



Catholic Central High School  
27225 Wixom Road  
Novi, MI 48374  
(248) 596-3899  
Contact: Michael Wilson

**GRISSIM  
METZ  
ASSOCIATES  
ANDRIESE**

Landscape Architecture

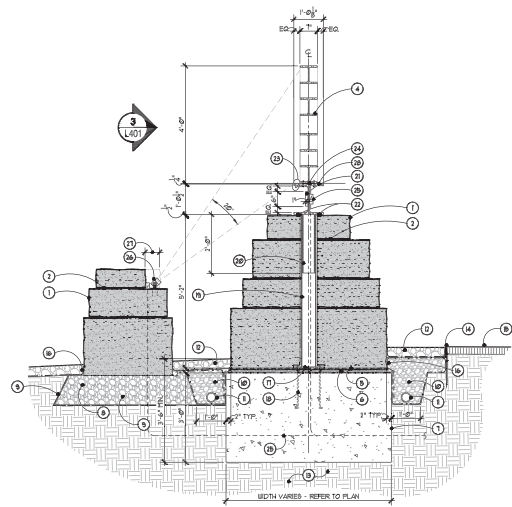
311 East Cady Street  
Northville, MI 48167  
Ph: 248-347-7010

Project: Catholic Central High School  
Connector Road  
Novi, Michigan, Section 18

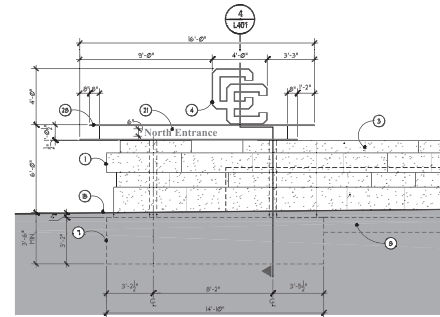
Sheet: Landscape Plan  
Area A

Job Number:	C22-211
Drawn:	SAE
Checked:	RGR
Scale:	1" = 30'-0"

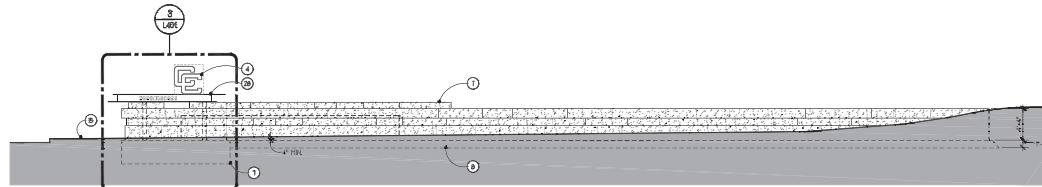
Date:	Issued For:
05.10.2021	Owner Review
06.23.2021	Permits
07.23.2021	PSP Submittal
08.27.2021	Rev. PSP
10.25.2021	PSP Submittal
01.05.2022	PSP Submittal



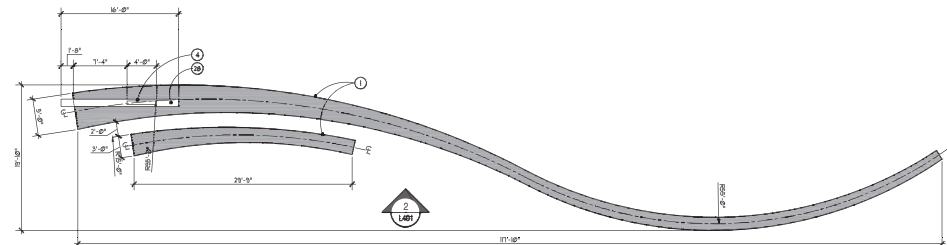
4 South Entrance Signage Section  
L401 SCALE: 1/2" = 1'-0"



3 North Entrance Signage - Enlarged Elevation  
L401 SCALE: 1/4" = 1'-0"



2 Wall Elevation  
L401 SCALE: 1/8" = 1'-0"



1 Wall Plan  
L401 SCALE: 1/8" = 1'-0"

Note Key:

- 1 STAKED STONE WALLS, VARIOUS SIZES REFER TO SPEC. 3/4" LEVEL, AND 1/2" LEVEL BLOCK AS REQUIRED TO MATCH LEVEL CORNERING AND FINITE GAPS AT JOINTS WITHIN TOLERANCES NOTED BELOW.
- 2 MAXIMUM 7' DEPTH MORTAR LEVELING BED AT HORIZONTAL JOINTS RAISE BACK JOINTS 7' MINIMUM FROM FACE OF STONE.
- 3 1" MAXIMUM OPEN VERTICAL JOINTS, HORIZONTALLY OFFSET JOINTS 4" MIN.
- 4 1/2" LOGO FABRICATED FROM CUT AND WELDED STEEL PLATES TO FIT 3/4" WIDE FLANGES, FASTEN TO WIDE FLANGE WITH 3/8" DIA. HEAD BOLTS.
- 5 1/2" TH MINORAN DRAINAGE MAT, RETURN DOWN SIDES OF FOOTING AND OVERLAP LAYERS OF FILTER FABRIC AS INDICATED.
- 6 1/2" DEPTH MORTAR LEVELING BED.
- 7 CONCRETE FOOTING.
- 8 12" DEPTH 3/4" GRAINED AGGREGATE BASE COMPACTED TO 95% MODIFIED PROCTOR.
- 9 NON-VOL SOIL STABILIZATION FABRIC (SRU PRODUCTS 1000 OR APPROVED EQUAL) - PLACE UNDER COMPACTED STONE BASE AND UP BOTH SIDES OF STONE BASE.
- 10 CLEAN WASHED #56 GRAVEL, TRENCH UNRAV GRAVEL IN NON-VOL FILTER FABRIC, TYP.
- 11 1/2" DIA. PERFORATED TUBE SLOPE AT 10% MIN, CONNECT TO SYSTEM AS SHOWN ON GRADING PLANS.
- 12 DECORATIVE STONE MULD WITH FILTER FABRIC BELOW - REFER TO PLANS FOR LOCATION AND TYPICAL DETAIL.
- 13 EXISTING SUBGRADE, COMPACT TOP 12" MIN TO 95% MODIFIED PROCTOR, TYP. OR ENGINEERED FILL, COMPACTED AND INSTALLED PER SPECIFIED CONTRACT.
- 14 STEEL EDGERS BETWEEN ALL STONE BEDS AND LANDSCAPE AREAS - REFER TO SPEC.
- 15 LANDSCAPE AREA - REFER TO LANDSCAPE PLANS.
- 16 UNRAV FACE OF STONE BELOW GRADE WITH NON-VOL FILTER FABRIC.
- 17 1" SQUARE X 1/2" TH STEEL MOUNTING PLATE WITH SLOTTED HOLES AND LEVELING NUTS FOR CONNECTION TO J-BOLTS. PROVIDE 1" DIA. WEAP HOLE IN CENTER OF PLATE.
- 18 3/8" J-BOLTS WITH 1" MIN. EMBEDMENT IN CONCRETE FOOTING.
- 19 4" O.D. STEEL TUBE WELDED TO MOUNTING PLATE.
- 20 3" O.D. STEEL TUBE WELDED TO UNDERSIDE OF STEEL PLATE FLANGE.
- 21 PIN POINT LETTERS.
- 22 1/2" DEPTH BED OF NON-VOL BREAK BROOK GROUT BETWEEN BOTTOM OF STEEL WIDE FLANGE AND TOP OF STONE WALL. RAISE BACK JOINTS 12"-14" MAX.
- 23 DISPOSABLE LED VOLTAGE LED CHANNEL STRIP LIGHT REFER TO SITE ELECTRICAL DOCUMENTS. POINT TO UNDERSIDE EDGE OF THE BEAT AS INDICATED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- 24 1/4" TH X 8" BEGROUNDED PAD BETWEEN STEEL WIDE FLANGE AND STEEL 1/2" LOGO TOP SURFACE MATERIAL.
- 25 ELECTRICAL CONDUIT FROM SOURCE STRUNG UP TO JUNCTION BOX MOUNTED TO BACK SIDE OF BEAT - REFER TO SITE ELECTRICAL DOCUMENTS. PROVIDE PRE-DRILLED HOLES IN STEEL BEAT WITH CONDUIT BUSHINGS TO ROUTE CONDUIT. PROVIDE FLEXIBLE CONDUIT FROM JUNCTION BOX TO LIGHTS. PAINT ALL VISIBLE COMPONENTS TO MATCH STEEL BEAT.
- 26 DISPOSABLE LED SPOT LIGHTS REFER TO SITE ELECTRICAL DOCUMENTS. SURFACE MOUNT TO STONE WITH STAINLESS STEEL EXPANSION ANCHORS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- 27 NOTCH STONE TO CONCEAL SIGNAGE UPLIGHTS AND PROVIDE LEVEL SURFACE FOR MOUNTING.
- 28 STRAIGHT UPRIGHT STEEL WIDE FLANGE BEAT, FACE PARALLEL WITH 1/2" TYP. ROAD.

General Notes:

- 1 ALL STEEL COMPONENTS TO BE TREATED WITH A RUST RESISTANT PRIMER AND PAINTED. REFER TO SPEC.
- 2 ALL WELDS SHALL BE SHOP FABRICATED AND ALL VISIBLE WELDS GRIND SMOOTH.
- 3 ALL CONDUIT TO BE MECHANICALLY FASTENED TO BEAMS WHERE APPLICABLE AND PAINTED TO MATCH.
- 4 STEEL PORTS FOR SIGNAGE MOUNTING TO BE SIZED 1/2" LONGER THAN WRITTEN DIMENSION AND CUT TO SIZE IN THE FIELD IN ORDER TO ACCOMMODATE DIMENSIONAL INCONSISTENCIES WITH NATURAL STONE WALL MATERIALS.



Richard G. Hoobler  
Landscape Architect



Catholic Central High School  
27225 Wixom Road  
Novi, MI 48374  
(248) 596-3899  
Contact: Michael Wilson

**GRISSIM  
METZ  
ANDRIESE**  
Associates

Landscape Architecture  
311 East Cady Street  
Northville, MI 48167  
Ph: 248-347-010

Project: Catholic Central High School  
Connector Road  
Novi, Michigan, Section 18

Sheet	Signage Details
Job Number:	C22-211
Drawn:	SAE
Checked:	RBI
Scale:	As Noted

Date	Issued For
05.10.2021	Owner Review
06.23.2021	Permit
07.23.2021	PSP Submittal
10.23.2021	PSP Submittal
01.05.2022	PSP Submittal

**TERMINATION OF AGREEMENT DOCUMENT (DRAFT)**

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**TERMINATION OF AGREEMENT REGARDING FUTURE IMPROVEMENTS,  
CONDITIONS FOR LANDSCAPING, AND SIDEWALK WAIVERS**

This TERMINATION OF AGREEMENT REGARDING FUTURE IMPROVEMENTS, CONDITIONS FOR LANDSCAPING, AND SIDEWALK WAIVERS (“Termination”) is made effective as of the \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the CITY OF NOVI, a Michigan municipal corporation, whose address is 45175 Ten Mile Road, Novi, Michigan 48375 (the “City”) and the CATHOLIC CENTRAL HIGH SCHOOL OF DETROIT, whose address is 27255 Wixom Road, Novi, Michigan 48374 (“Catholic Central”).

RECITALS

WHEREAS, CATHOLIC CENTRAL is the owner of the real property legally described on **Exhibit A** attached hereto (the “Property”);

WHEREAS, CATHOLIC CENTRAL and the City entered into that certain Agreement Regarding Future Improvements, Conditions for Landscaping and Sidewalk Waivers dated August 8, 2011, recorded on March 7, 2012 in Liber 43915, Page 359, Oakland County Records (the “Original Agreement”) which purpose is to allow certain improvements, including greenbelt, street trees, and a berm to be installed at a later date, in connection with further development of the Property.

WHEREAS, CATHOLIC CENTRAL has submitted site plans to undertake additional development of the Property, however, many of the required improvements, including sidewalk and street trees, have already been installed, or will be installed or waived in connection with the current and future site plans for the Property. As such, the Original Agreement is no longer necessary.

NOW, THEREFORE, FOR VALUABLE CONSIDERATION, CATHOLIC CENTRAL and the City of Novi hereby agree that the Original Agreement is terminated and shall be null and void and of no further force or effect.

*[Signature and Notary Pages Follow]*

*[Signature Page to Termination of Agreement Regarding Future Improvements, Conditions for Landscaping, and Sidewalk Waivers]*

IN WITNESS WHEREOF, the above-named party executed the foregoing instrument on the day and year first above written.

**CATHOLIC CENTRAL HIGH SCHOOL OF  
DETROIT**

By: \_\_\_\_\_  
Name:  
Its:

STATE OF MICHIGAN     )  
  )ss.  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, the \_\_\_\_\_ of CATHOLIC CENTRAL HIGH SCHOOL OF DETROIT, a \_\_\_\_\_ corporation, , on its behalf..

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
\_\_\_\_\_ County, Michigan  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan





# EXHIBIT 'A'

**OVERALL LEGAL DESCRIPTION:**

PART OF THE NORTH 1/2 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 18 AND PROCEEDING ALONG THE NORTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH) S. 88°55'17" E. 1316.65 FEET; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG BERKSHIRE POINTE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2080, 1) S. 00°44'12" E. 630.03 FEET, 2) S. 89°31'51" E. 29.92 FEET, 3) 177.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 200.00 FEET, CENTRAL ANGLE 50°49'12" AND A CHORD THAT BEARS S. 64°07'16" E. 171.64 FEET, 4) 417.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 459.96 FEET, CENTRAL ANGLE 51°58'21" AND A CHORD THAT BEARS S. 64°41'50" E. 403.07 FEET, 5) N. 89°19'00" E. 165.00 FEET, 6) S. 00°41'00" E. 384.00 FEET AND 7) N. 89°19'00" E. 539.99 FEET TO A POINT ON THE 60 FOOT RIGHT OF WAY LINE OF WIXOM ROAD; THENCE ALONG SAID LINE S. 00°41'00" E. 1098.12 FEET TO A POINT ON THE NORTH LINE OF ISLAND LAKE VINEYARDS, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 1271; THENCE ALONG SAID LINE N. 89°23'05" W. 2585.76 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 18, ALSO BEING THE EAST LINE OF ANDELINA RIDGE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2063; THENCE ALONG SAID LINE N. 00°15'03" W. 1028.05 FEET; THENCE N. 89°31'51" W. 165.00 FEET; THENCE N. 00°15'03" W. 1320.00 FEET TO A POINT ON SAID NORTH LINE OF SECTION 18, ALSO BEING THE CENTERLINE OF 12 MILE ROAD; THENCE ALONG SAID LINE S. 89°31'51" E. 165.00 FEET TO SAID NORTH 1/4 CORNER OF SECTION 18 AND POINT OF BEGINNING. CONTAINING 115.11 ACRES MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL AGENCY OVER WIXOM ROAD AND 12 MILE ROAD.

BASIS OF BEARING FOR THE PROPERTY DESCRIPTION IS THE NORTH-SOUTH 1/4 LINE, SEC. 28 S. 00°15'03" E.

<b>REVISIONS</b>			<b>OVERALL LEGAL DESCRIPTION</b>		<b>DATE</b>	<small>SCALE</small> HOR: 1" =
<small>ITEM</small>	<small>DATE</small>	<small>BY</small>	<b>CATHOLIC CENTRAL HIGH SCHOOL</b>		1-7-22	<small>FIELD BOOK NO.</small>
			CITY OF NOVI OAKLAND COUNTY MICHIGAN			
			<b>Z E I M E T W O Z N I A K</b>		<b>DESIGNED BY</b>	<b>JOB NO.</b>
			<small>&amp; ASSOCIATES</small>			<b>19120.1</b>
			<small>Civil Engineers &amp; Land Surveyors</small>		<b>DRAWN BY</b>	<b>SHEET NO.</b>
			<small>55800 GRAND RIVER AVE, SUITE 100</small>		PTG	<b>1/1</b>
			<small>NEW HUDSON, MICHIGAN 48165</small>			
			<small>P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com</small>			

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**2011 AGREEMENT REGARDING FUTURE IMPROVEMENTS –  
CONDITIONS FOR LANDSCAPE AND SIDEWALK WAIVERS**

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LIBER 43915 PAGE 359  
\$22.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
03/07/2012 12:19:12 PM RECEIPT# 21180  
PAID RECORDED - Oakland County, MI  
Bill Bullard Jr., Clerk/Register of Deeds

OAKLAND COUNTY  
REGISTER OF DEEDS

2011 DEC -1 PM 1:25

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS  
2011 DEC 12 PM 3:33

AGREEMENT REGARDING FUTURE IMPROVEMENTS—CONDITIONS  
FOR LANDSCAPE AND SIDEWALK WAIVERS

This Agreement dated this 8<sup>TH</sup> day of AUGUST, 2011, is between the City of Novi, whose address is 45175 W Ten Mile Road, Novi, Michigan 48375 ("City"), and The Catholic Central High School of Detroit, whose address is 27225 Wyom Rd, Novi MI 48374 ("Catholic Central")

RECITATIONS

1 Catholic Central secured special land use and site plan approval for outdoor athletic practice fields in connection with a high school use from the Novi Planning Commission on July 27, 2011

2 Under the City's Zoning Ordinance and Code of Ordinances, a sidewalk and certain other improvements would be required along Twelve Mile Road as a result of the athletic field improvements. More specifically, special land use and site plan approval would require 5-foot sidewalk along Twelve Mile Road, right-of-way greenbelt planting along Twelve Mile Road, street trees along Twelve Mile Road, and a 4- to 6-foot tall landscape berm along Twelve Mile Road. The Planning Commission's approval of the special land use and the site plan without those improvements being shown or provided was conditioned upon Catholic Central securing a design and construction variance/waiver from the City Council with respect to the installation of a sidewalk along Twelve Mile Road, and also entering into this written and recorded Agreement

58

3 Catholic Central agrees that it will provide the required sidewalk and related improvements in the event that (1) a Twelve Mile Road paving project is initiated by the City or any other governmental entity, or on its or their behalf, (2) the Catholic Central property is improved in the future in certain respects, or (3) a development proposal is approved for properties to the east or west of the subject property

4 The basis for the approval subject to the granting of the variance is that the first phase of the improvements proposed by Catholic Central at this point are a substantial distance from Twelve Mile Road, that there will be no outdoor lighting or amplified noise associated with the athletic field construction, and that there is no expected increase in vehicular or pedestrian traffic associated with the improvements. Additionally, Catholic Central has requested that the installation of the sidewalk and other improvements along Twelve Mile Road be delayed until

RECORDED  
OAKLAND COUNTY  
REGISTER OF DEEDS  
BENJAMIN - 5  
MAY 11 2012

K. -

future development of the property closer to Twelve Mile Road, and that instead the existing natural vegetation and wetlands along the north property line be maintained to assist in screening the outside activities from the neighbors to the north

5 The City Council considered the design and construction standard variance at its City Council meeting on August 8<sup>th</sup>, 2011. The City Council determined to grant the variance required for installation of the sidewalk, subject to Catholic Central's agreement to install the sidewalk and the other required improvements upon future development as described herein

NOW, THEREFORE, in consideration of the foregoing, the parties agree as follows

A In consideration of the City Council granting the design and construction variance to waive the obligation to install the required sidewalk along Twelve Mile Road in connection with the special land use and site plans approved by the Planning Commission, Catholic Central agrees that it will install the 5-foot sidewalk along Twelve Mile Road as required by City ordinance if and when (1) any structures and/or parking lots or any other improvements requiring site plan approval are proposed on the Catholic Central property, described and shown in the attached Exhibit A, within 1,000 feet of the Twelve Mile Road right-of-way, (2) a Twelve Mile Road paving project is initiated by the City or any other governmental entity, or on its or their behalf, or (3) a development proposal is approved for parcels immediately to the east or west of the subject property

B In addition, Catholic Central agrees that at the time any structures and/or parking lots or any other improvements requiring site plan approval are proposed on the Catholic Central property described and shown in the attached Exhibit A within 1,000 feet of Twelve Mile Road, or in the event a Twelve Mile Road paving project is initiated by the City or any other governmental entity, or on its or their behalf, or in the event that a development proposal is approved for parcels immediately to the east or west of the subject property, Catholic Central will provide the required right-of-way greenbelt planting along Twelve Mile Road, the required street trees along Twelve Mile Road, and the required 4- to 6-foot tall landscape berm along Twelve Mile Road

C This Agreement shall run with the land constituting the property described on Exhibit A and shall be binding upon and inure to the benefit of the City and Catholic Central and to their respective heirs, successors, assigns, and transferees

D Catholic Central hereby warrants that it is the owner of the Property described on attached Exhibit A, and that it has the full authority to execute this Agreement

E A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the City's right to eventually enforce, or take action to enforce, the terms of this Agreement

F Each covenant, requirement, obligation, and provision contained herein shall be considered to be an independent and separate covenant and agreement, and, in the event one or more of the covenants, requirements, obligations, or provisions shall for any reason be held to be

invalid or unenforceable by the court of competent jurisdiction, all remaining covenants, requirements, obligations and provisions shall nevertheless remain in full force and effect

G Catholic Central and City agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of Michigan and the United States of America Catholic Central agrees that the terms and conditions under which the City has granted the design and construction variance/waiver, as set forth in this Agreement, are intended to protect the public health, safety, and welfare and provide material advantages and development options for the Catholic Central, all of which improvements and obligations Catholic Central and the City agreed were roughly proportional to the burden imposed and necessary in order to ensure that public services and facilities necessary for or affected by the proposed improvements will be capable of accommodating the development on the Property, and to achieve other reasonable and legitimate objectives of the City and Catholic Central, as authorized under applicable City ordinances and the Home Rule City Act, MCL 117 1, et seq

Furthermore, Catholic Central fully accepts and agrees to the final terms, conditions, requirements, and obligations of this Agreement, and Catholic Central shall not be permitted in the future to claim that the effect of this Agreement results in an unreasonable limitation upon use of all or any portion of the Property, or claim that enforcement of this Agreement causes an inverse condemnation or taking of all or any portion of such property It is further agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development of the Property, and are, without exception, clearly and substantially related to the City's legitimate interests in protecting the public health, safety, and general welfare

H This Agreement shall be interpreted and construed in accordance with Michigan law, and shall be subject to enforcement only in Michigan courts

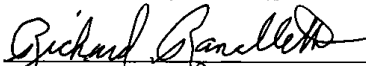
I As used in this Agreement, the term "Catholic Central" shall mean and include the undersigned party designated herein as Catholic Central and owner of the Property, as well as all future and successor persons and entities that become owners of all or any portion of the Property in the future

J Any headings contained herein are for the convenience of the parties and are not to be used in construing or interpreting this Agreement

K This Agreement is deemed effective as of the date first written above

"CATHOLIC CENTRAL"

By

  
 Richard Ranalletti  
 PRESIDENT

Its President

STATE OF MICHIGAN )  
 )ss  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August, 2011, by RICHARD A. RANALLETTI, C.A.B. as the PRESIDENT of CATHOLIC CENTRAL

Michael D. Wilson  
Notary Public MICHAEL D. WILSON  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires OCT 15, 2014

By "CITY"  
David B. Landry Mayor  
Its MAYOR

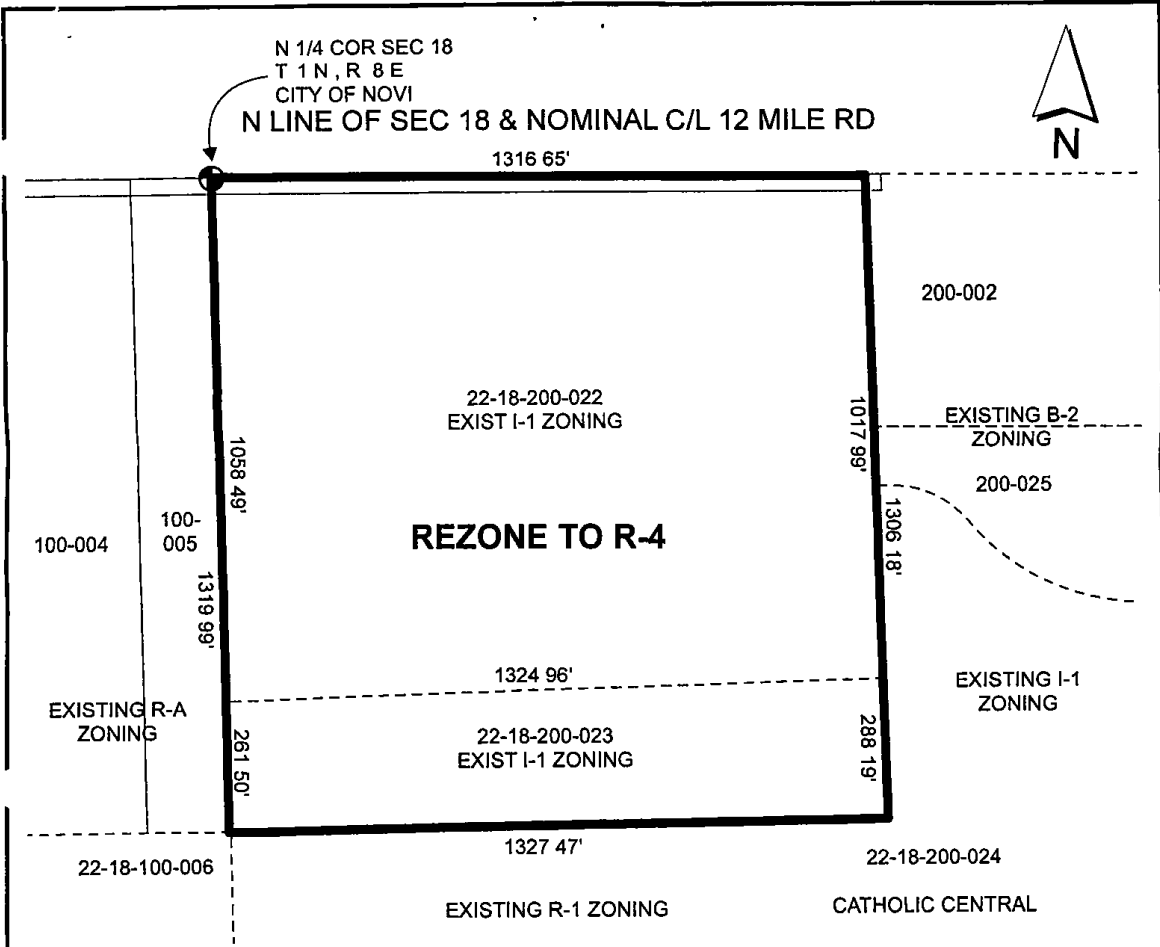
STATE OF MICHIGAN )  
 )ss  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August, 2011, by David B. Landry, as the Mayor of Novi

Maryanne Cornelius  
Notary Public MARYANNE CORNELIUS  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires 2-9-15

1689565  
This Instrument Drafted By  
Thomas R Schultz Esq  
30903 Northwestern Highway  
Farmington Hills MI 48334

When Recorded, Return To  
Maryanne Cornelius, City Clerk  
45175 W 10 Mile Rd  
Novi, MI 48375



To rezone a part of the Northeast 1/4 of Section 18, T 1 N , R 8 E , City of Novi, Oakland County, Michigan being parcels 22-18-200-022 and 22-18-200-023 more particularly described as follows

**Parcel 22-18-200-022**

Beginning at the North 1/4 corner of Section 18 and proceeding along the north line of said section 18, said line also being the centerline of 12 Mile Road (33 feet wide, 1/2 width) S 88°55'17" E 1316 65 measured, (1317 10 record), thence S 00°44'12" E 1017 99 feet, thence S 89°19'00"W 1324 96 feet, thence along the north and south 1/4 line of said section 18 N 00°15'03"W 1058 49 feet to said north 1/4 corner of section 18 and point of beginning containing 31 47 acres more or less

**Parcel 22-18-200-023**

Commencing at the north 1/4 corner of section 18 and proceeding along the north and south 1/4 line of said section 18 S 00°15'03" E 1058 49 feet to the point of beginning, then N 89°19'00" E 1324 96 feet, thence S 00°44'12" E 288 19 feet, thence N 89°31'51" W 1327 47 feet, thence along the north and south 1/4 line of said section 18 N 00°15'03" W 261 50 feet to the point of beginning containing 8 37 acres more or less

**PLANNING COMMISSION MINUTES  
DECEMBER 8, 2021**

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# PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**December 8, 2021 7:00 PM**

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

## CALL TO ORDER

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

## ROLL CALL

Pursuant to the State of Michigan Open Meetings Act, all members participating remotely shall identify their physical location by stating the city, county, and state from which he or she is attending.

Present: Member Avdoulos, Member Becker, Member Dismondy, Chair Pehrson, Member Roney, Member Verma

Remote: Member Lynch – *City of Novi, Oakland County, MI*

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Humna Anjum, Plan Review Engineer; Douglas Repen, Environmental Consultant; Kerry Gray, Environmental Consultant

## PLEDGE OF ALLEGIANCE

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

## APPROVAL OF AGENDA

Moved by Member Avdoulos and seconded by Member Verma.

## **VOICE VOTE TO APPROVE THE DECEMBER 8, 2021 PLANNING COMMISSION AGENDA MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER VERMA.**

**Motion to approve the December 8, 2021 Planning Commission Agenda. Motion carried 7-0.**

## AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward.

Berkshire Pointe Homeowners Association President Harish Siddappa, 49425 Harrier Place, said I very much appreciate Catholic Central, the City of Novi, and the Berkshire community coming together to work on this project. Catholic Central President, Ed Turek, and I have met several times since our last meeting. I appreciate all they have done to meet with our community and take our concerns into consideration when drafting their plans. We still have one major concern with this project that we are discussing, and that is the southern end of the road that goes through

the wooded area along the property line. Negotiations are still going on, and hopefully we can reach an amicable solution soon. The disturbance of the area described will have a direct effect on wetland mitigation in our community. We want all parties to be successful, but we are not there yet. Berkshire has commissioned two studies: one with Wayne State University and another with Michigan State University. These studies concern stormwater storage, water runoff, and other issues with regards to flooding. These studies are ongoing, and we request the city and Catholic Central consider the results in future plans when the studies are complete. A third point I would like to make is that we are concerned with the execution of this project. While it is still in its early phases, we would like to know:

1. How will the city manage its execution?
2. How will Catholic Central and the City of Novi hold the contractor responsible should they not follow approved plans?
3. How can Berkshire residents raise construction concerns to both the city and Catholic Central, and how will they be resolved?

This afternoon, Berkshire sent out a letter regarding the concerns I just stated via email, and paper copies will be sent out in the mail as well. This letter went out to several departments of the City of Novi as well as Catholic Central. I want to thank Novi and Catholic Central for addressing the lighting issue just outside of Catholic Central's main entrance we brought up at the last meeting. We hope to be able to continue working collaboratively, and we hope you take the concerns in our letter into consideration.

Leisure Co-Op resident Lori Reischauer, 140 Halford Boulevard, Wixom, said I have lived at that address since 1983. I was on Wixom's City Council for 12 years, so I am familiar with city government. I am very concerned about the wetlands. Years back, I believe when Catholic Central was first constructed, there was a huge water runoff problem that led to flooding that damaged some of the property at Leisure Co-Op. It is a very wet area, and I do not know if you really realize how wet it is or how extensive the problems can be. We have older homes, and we continue to routinely have water infiltration issues in some of our units' basements. This is very serious, and it really needs to be in the forefront of the Planning Commissioners' thoughts. Secondly, we are concerned about cut-through traffic. I don't know if there is anything that can be done to stop or discourage that, but a 50 and older community should not have a major cut through street for people going to a high school. We are already having trouble with cars cutting through just to get to 12 Mile Road. 12 Mile is a disaster, and it needs to be paved. I understand why only a portion of it is proposed to be paved, as it would be at the cost of Catholic Central, but it should still be discussed. Traffic speeds on 12 Mile are usually excessive, and the road itself is in such bad condition that trying to walk along it can be life-threatening. Our residents have no access to Novi's sidewalks, and we would like that to be addressed. We have to cut through the woods or walk on 12 Mile. There should be an access point somewhere near Leisure Co-Op to allow people to access the sidewalk. By the way, the sidewalk that goes east toward Berkshire is usually flooded. The retention pond does not currently address the water flow that is already there.

Berkshire Pointe resident Prabakar said we want to be good neighbors. We want the city, Catholic Central, and our community all to be successful. As noted by the neighboring community member, these are real issues we are dealing with. The soil in my backyard and several other yards is wet, and we feel that the construction will make it worse. Harish mentioned that we are negotiating with Catholic Central. If the road is moved further southeast, it would remove the need for mitigation. There are two benefits to this: you will not need to take out trees and mitigation efforts for construction would be much more relaxed. This was also noted by Davy Resource Group who suggested Catholic Central try other routes for the road to limit woodland destruction. Further, the Barr report says the type of soil on which the stormwater basin, wetland mitigation, etcetera is questionable. Catholic Central is leaving that to the contractors, which I think is questionable. We do believe that this is a five-to-ten-year project. We want to be good neighbors, but we also want the city to look out for the interests of our

neighborhood and Catholic Central's as well. I think the city needs to look at this road as part of the entire project, not just one small project. I would suggest that this portion of the project be deferred and that the project in its entirety should be considered. A last comment is concerning traffic increase. Many stadiums will be built as the project moves forward into the coming years, and we are afraid that extreme traffic increases will happen unless certain regulations are enforced on Catholic Central.

Seeing that nobody else wish to participate, Chair Pehrson closed the first audience participation.

## **CORRESPONDENCE**

City Planner McBeth said we received one piece of correspondence late this afternoon, and it has been included in your packet. It is from Jason W. Michener, and it is also concerning the Catholic Central Connector Road.

## **COMMITTEE REPORTS**

There were not any Committee Reports.

## **CITY PLANNER REPORT**

City Planner McBeth had nothing to report.

## **CONSENT AGENDA - REMOVALS AND APPROVALS**

There were not any Consent Agenda items.

## **PUBLIC HEARINGS**

There were not any public hearings.

## **MATTERS FOR CONSIDERATION**

### **1. CATHOLIC CENTRAL CONNECTOR ROAD JSP21-17**

Consideration at the request of Catholic Central High School for Planning Commission's approval of Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan. The subject property is zoned R-4 One Family Residential, R-1 One Family Residential, and I-1 Light Industrial and is located in Section 18, west of Wixom Road and south of Twelve Mile Road. The applicant is proposing to construct a new driveway to provide a connection from the existing loop road to Twelve Mile Road through the northern area of the property. Utilities, stormwater detention and wetland mitigation are also proposed.

Senior Planner Bell said the subject property is in Section 18 south of Twelve Mile Road on the west side of Wixom Road. The full property is approximately 115 acres and is the existing site of Catholic Central High School. Catholic Central is proposing to construct a new driveway off Twelve Mile Road to connect to their existing loop road. Currently there is no road access from the Twelve Mile frontage. The new entrance to the property would include a signage wall entrance feature. No new buildings or parking is proposed at this time, although a gravel construction staging area is proposed to be located west of the new driveway. Three storm water detention ponds are proposed for stormwater collection and treatment. The Planning Commission held a public hearing on this project on October 6 but postponed action to allow the applicant to work with the adjacent Berkshire Pointe community on addressing the concerns raised by homeowners. Catholic Central held a meeting with representatives from the Berkshire Pointe Homeowners Association on October 13<sup>th</sup>, which City staff also attended. On November

1<sup>st</sup> the applicant submitted revised plans that reflect the measures they've taken to address the adjacent community's concerns.

Senior Planner Bell continued to say in the current submittal the applicant has made the following revisions:

- The wetland mitigation area in the northeast area of the site has been shifted west to be further away from the property line with Berkshire Pointe. Additional woodland replacement trees are proposed to be planted between the wetland and property line to provide greater buffering. No vegetation will be removed directly adjacent to the property line to keep that buffer intact throughout construction.
- The plan has been adjusted to include all 320 woodland replacement credits on-site to address visual screening and noise buffering concerns. A new area of 50 woodland replacement plantings is established in an area currently devoid of vegetation to enhance screening along the neighborhood boundary.
- The southernmost stormwater detention pond was redesigned to be further away from the neighborhood. This change also prevents the removal of 5 woodland trees. About 68 additional woodland replacement trees are proposed to be planted around this stormwater basin.
- Additional evergreen trees have been placed near the curve in the road to screen vehicle headlights from the neighbors.

In addition to those changes, the applicant also states they consulted a geotechnical engineer about the concerns raised regarding slope stability of the mitigation basin. The consultant reviewed the plans and affirmed a slope stability study would not be needed, but they recommend close observation and testing during earthwork operations to ensure proper construction for soil stability.

Senior Planner Bell concluded by saying the applicant is requesting two waivers of landscaping standards, which are detailed in your packet. A waiver for a landscaped berm along the Berkshire Pointe property line is supported by staff because constructing such a berm would require removal of existing mature trees and greater impacts to existing wetlands. The other berm and greenbelt waiver along Twelve Mile Road is only partially supported: To the east of the proposed driveway where a berm would impact more existing wetlands and trees staff supports the waiver. However, to the west of the new driveway staff does not support waiving the requirement. In 2011, Catholic Central signed an agreement with the City to construct the required 4- to 6-foot-tall landscape berm with greenbelt plantings along Twelve Mile Road when future development was proposed. The applicant would still like to request the waiver from the requirement, so the Planning Commission would need to make a recommendation to City Council to consider amending that agreement. The proposed motion in your packet would require the motion-maker to choose between option d1 or d2 to address this waiver. The proposed plan complies with all other provisions of the Zoning Ordinance and City Code.

The Planning Commission is asked tonight to take action on the connector road Preliminary Site Plan, wetland permit, woodland permit, and stormwater management plan. Representing the project tonight are Catholic Central president Ed Turek and engineer Andy Wozniak alongside other members of their team. City staff and our consultants available to answer any questions you may have.

Catholic Central President Ed Turek said with me is our principal, Father Patrick Fulton, and our team. As described, we are back after a two-month delay. We did meet with the neighbors several times, and we had good conversations. I did not get a letter or email by 5 PM today, though, I'm sure it is on its way. As you heard, we have made major concessions to the project. We thank the city staff and their consultants for their recommendation approval, and now we are here requesting the approval of the Commission.

Chair Pehrson thanked the applicant and turned it over to the Planning Commission for their comments.

Member Avdoulos said I would like to thank both Catholic Central and Berkshire for working together on this. One of the reasons we tabled it last meeting was because there were many concerns and question and perhaps even information that wasn't fully understood. However, it seems that quite a bit of work has been done to get this in the right direction. It also seems as though the neighboring community and Catholic Central have an agreed to quite a few revisions to make it work. I know that there is concern, and there usually is concern on any plan, that it is executed correctly. That is something Catholic Central along with their contractors and the city will have to make sure happens. Once some of these issues are resolved and final plans are submitted for permitting, then it is up to the parties to respect the direction the project is taking and to make sure that all the items are being addressed. I know that many people are asking for guarantees, but when the documents are submitted to the city for construction, they are signed and sealed by registered professional architects and engineers. There is a responsibility to make sure that the projects are carried out properly. I know there were other issues brought up related to Leisure Condos and access to 12 Mile Road; I don't think this project can bear that. I think dialogue with the city moving forward about possible avenues for fixing those issues would be the right course of action. The only sticking point that I see related to the waivers is the berm along 12 Mile Road. I understand there was an agreement in place, and that is why our landscape architect does not support that particular waiver for the berm on the west side. However, if we allowed Catholic Central to go to City Council to possibly renegotiate the agreement, would that be an issue for our landscape architect? I understand your reasoning, but I look at other schools and institutions around the city that do not have large berms directly out front.

Landscape Architect Meader said the berm requirement is based on the zoning, which is RA, and not the use. I believe in being consistent unless there is a reason for not supporting it. I do support not having one where there is a wetland, but I don't see why they shouldn't have to meet the zoning ordinance requirements on the west side.

Member Avdoulos said that was the clarification that I wanted – just to recognized that it is based on zoning. Some of the other areas I have been looking at are school located in zoning districts, like R-4, that tend to be denser. This project is a bit different, so I wanted to get that clarification.

Member Becker said on that same topic, for the requirement of a berm to the west of the proposed road along the south side of 12 Mile, staff is recommending it be upheld and not waived. I seem to remember earlier this year an application that involved a commercial building proposal that had residences immediately behind the applicant's property. A similar berm was required according to our standard, but we allowed the applicant to forgo the berm by using a masonry wall instead. We had also allowed this for an existing commercial development adjacent to this one. My question to the staff is: would a masonry wall be acceptable in replacement of the berm, and has this been mentioned to the applicant?

Mr. Meader said they have not suggested it, and neither have we. It's something we could certainly consider. I don't think it's something they would want to do, but it would at least approach the same level of screening impact as the berm.

Member Becker asked in theory, it would be an acceptable replacement of the berm?

Mr. Meader said it probably would because we have accepted walls in other cases. Member Becker thanked the Mr. Meader for the clarification and said I have read the back-and-forth discussion about the additional trees being proposed. I believe the applicant's

proposal indicated a separation of about nine feet and the response from our consultant, Davy Resource Group, stated that a fifteen-foot separation is required for the long-term health of the woodland canopy trees as they mature. Is this correct? The difference between nine and fifteen feet is determined by the type of tree?

Davy Resource Group Environmental Consultant Kerry Gray said with the overall canopy, for larger shade trees, which is what is being required, fifteen feet would give them the opportunity to really grow. We did recommend, if they wanted to use something smaller, they could use a combination of understory trees, which are smaller canopy trees. In that sense, they would still be meeting the requirement, but it provides more of a layered and natural setting rather than a bunch of trees that are all the same height. We want to make sure they have the optimum growing environment because they are trying to fit many trees in a small area.

Member Becker asked then, for woodland subcanopy trees, the ratio is around five-to-one?

Mr. Meader said there are some subcanopy trees on our list that they could use. If it is on the list, then the ratio is one-to-one.

Ms. Gray said we suggested those species, which includes redbud, serviceberries, and some of the smaller understory trees that would typically be in a natural forest. It would mimic a more natural setting rather than a plantation of several large trees.

Member Becker said in that case, some of the trees are one-to-one and others are one-to-five?

Ms. Gray said correct.

Member Becker thanked Ms. Gray and then said in a response letter from Mr. Wozniak dated November 29, he suggested that the option of using understory trees offered by Davy Resource Group is problematic because it would severely limit the number of trees that could be planted. It is my understanding that the city would rather have actual trees planted instead of funds being added to our tree fund. Mr. Wozniak counter offered with the idea of planting replacement trees within the detention basin area. I would like to know from either the city or the consultants: what is the position on this option, first with regard to the effect on screening between the applicant's property and Berkshire Pointe, and then if it would be viable to plant these trees within a detention basin?

Mr. Meader said we allowed it for Catholic Central in their wetland mitigation area for the entryway landscaping project they did recently. That's okay in a wetland mitigation area, but I don't think we would want it in a detention pond itself. On the banks would be okay, but the trees need to be planted in a place that they will be successful.

Member Becker said it wouldn't be in the pond, it would be in the basin area as outlined. That would be acceptable?

Mr. Meader replied yes if they are placed properly. We would also be willing to work with them to find locations where the trees would survive.

Member Verma said first, I would like to acknowledge the work that Catholic Central and the Berkshire community have done by working together. About two months ago, it seemed that there were many problems with the proposal, but now they have all been settled. The new HOA president has brought a new set of three requests. However, I personally feel that when the construction is going on, and when Catholic Central becomes the project manager, Berkshire should designate a single person to attend meetings regularly. It is not helpful to wait almost one month to express a concern. Those issues should be solved on site, directly between the

two parties. I admire everyone working together, and I congratulate Catholic Central and the Berkshire community for reaching this decision.

Member Dismondy said I just would like to reemphasize that it was a very emotional meeting a couple months ago. Obviously, cooperation has increased since then, so it's great to see that the process works. It's all about the way the project is executed now.

Member Roney said I can't say anything much different than what the other Commissioners have said already. Certainly, it is great to see a community work with an outside entity to reach a compromise. I'm fairly new on the board, but it's nice to see.

Member Lynch said it's great to see that they are working together. Mark and I have been on the Commission for quite a while, and I think we both went through a similar situation that involved Island Lake and Oak Pointe Church. That project was brand new to the Commission, and I believe Mark was fairly new too at that point. Property owners have a right to develop their property. What we found out at that time was the city has limited authority to restrict development if the applicant develops their property within the set of ordinances that are made by elected officials. There was very little that officials could do, and in this particular case with Island Lake, did not go as well as I see this current project with Catholic Central and Berkshire going. In the former scenario, I understood that the church relied heavily on the low amount of funds they had, and they couldn't afford to meet many of the requirements around the perimeter of the property line. In that sense, I do appreciate Catholic Central working with the Berkshire community, and I think it will help. However, at the end of the day, this body is responsible for the ordinances and determining whether applicants are abiding by them.

Member Lynch transitioned by saying concerning the 12 Mile Road berm west of the driveway, I really do not think it is appropriate for the Planning Commission to change an agreement that was made by City Council and the applicant. We can approve the proposal and move it forward, but it goes directly to City Council where I believe it belongs. Since the agreement was made between City Council and the applicant, it is my belief that City Council and the applicant need to amend this agreement, not the Planning Commission. With respect to the tree planting, I have been adamant about this throughout my commission career: if trees are removed, they need to be replaced somewhere else on the site. I was never going to approve it if the applicant was just going to put money into the tree fund. I don't think it is appropriate in this case or in any other case when I know there is available land to replant trees.

Member Lynch concluded his statement by saying I feel so bad, and Mark and I both learned this throughout our time on the Commission is 'buyer beware'. That is why the government gives a condominium buyers handbook to potential buyers before they sign a purchase agreement that clearly states to not rely on verbal promises. Instead, it encourages going to the local government for drawings and plans; that may have helped in this case. I'm glad to see much of the emotion has subsided, and we're starting to make actual progress. Personally, I don't want to delay this project much longer. Catholic Central is certainly doing more than was done in the Island Lake and Oak Pointe Church scenario. I do want to reemphasize that I am not willing to deviate from an agreement that this body was not party to. There are a couple of options in the motion sheet. I would recommend to my fellow Commissioners that we use the motion that moves the project along but puts it back in the hands of the two primaries, the council and the applicant, to negotiate the 12 Mile Road berm.

Chair Pehrson asked City Attorney Saarela regarding the agreement Member Lynch spoke about, I am assuming, since it is a discretionary, piece that we do have the authority to decide on the agreement?

City Attorney Saarela said with respect to the agreement, I think all you could do today is to make a recommendation. Ultimately, it would have to be changed by City Council. You could make a recommendation one way or the other, and it would still go on to City Council. They would hear your recommendation, but they do not necessarily have to abide by them.

Chair Pehrson thanked Ms. Saarela, stated that he had no further comments, and turned it over to Member Avdoulos for a motion on the item.

Member Avdoulos said before I make the motion, I want to encourage the continued communication once again between Catholic Central, their neighbors, and the city to ensure that everything is looked at and accounted for. Everyone working together makes the entire process a lot smoother.

Motion made by Member Avdoulos and seconded by Member Dismondy.

**In the matter of Catholic Central Connector Road, JS21-17, motion to approve the Preliminary Site Plan based on and subject to the following:**

- a. This approval applies to the road construction and associated improvements only, future phases depicted on the Master Plan will require additional approvals;**
- b. Landscaping waiver from Section 5.5.3.B.ii. and iii. For absence of berm along Berkshire Pointe, because construction of a berm would disturb additional existing woodland and wetland including mature trees which provide screening, which is hereby granted;**
- c. City Council approval of a Landscape waiver from Section 5.5.3.B. ii. and iii. for absence of required berm adjacent to the public right of way at Twelve Mile Road east of the new driveway, because construction of a berm would disturb additional existing wetland and woodland, which is recommended to City Council for approval; and**
- d. City Council approval of a Landscape waiver from Section 5.5.3.B. ii. and iii. For absence of required berm adjacent to the public right of way at Twelve Mile Road west of the new driveway, because construction of a berm would impact the proposed area of the detention pond, the entry wall, pond and landscaping all of which will provide a substantial visual buffer, and because there will be no structure located within 150 feet of 12 Mile Road, which is recommended to City Council for approval.**
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan**

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

Andy Wozniak, with Zeimet Wozniak, said I wanted to bring up a couple points. Regarding the berm, this motion is just a recommendation to City Council, and we could amend the plans before their approval?

Chair Pehrson confirmed that is correct.

Mr. Wozniak said just for your knowledge, the berm on the west end where it meets the wetland, the pond is four feet higher than the road. It basically has a berm effect, and then as it moves to the east, it levels with the road. Then, the landscape wall, like the wall at the south entrance, kicks in. That was by design, and by adding a berm it will lose the effect of the entrance. We want to mimic what we did on Wixom Road, so we will bring that up with City Council. Then, for the trees, we will try to put most of them on site, but we were not aware there was a subcanopy tree that had a one-to-one ratio. We will work in subcanopy trees. The other issue is that



replacement trees in Novi need to be in a conservation easement. Basically, a conservation easement takes the land forever, and nothing can be done with the land. Forever is a long time, and things change. That is why we are hesitant to plant trees in areas where Mr. Meader would like us to plant them. We could plant all the way around the ponds, but once they are in a conservation easement, we lose that land forever.

**ROLL CALL VOTE TO APPROVE THE PRELIMINARY SITE PLAN FOR JSP21-17 CATHOLIC CENTRAL CONNECTOR ROAD MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER DISMONDY.**

**Motion to recommend approval of the Preliminary Site Plan. Motion carried 7-0.**

Motion made by Member Avdoulos and seconded by Member Roney.

**ROLL CALL VOTE TO APPROVE THE WETLAND PERMIT FOR JSP21-17 CATHOLIC CENTRAL CONNECTOR ROAD MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY.**

**In the matter of Catholic Central Connector Road, JS21-17, motion to approve the Wetland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 7-0.**

Motion made by Member Avdoulos and seconded by Member Verma.

**ROLL CALL VOTE TO APPROVE THE WOODLAND PERMIT FOR JSP21-17 CATHOLIC CENTRAL CONNECTOR ROAD MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER VERMA.**

**In the matter of Catholic Central Connector Road, JS21-17, motion to approve the Woodland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 7-0.**

Motion made by Member Avdoulos and seconded by Member Roney.

**ROLL CALL VOTE TO APPROVE THE STORMWATER MANAGEMENT PLAN FOR JSP21-17 CATHOLIC CENTRAL CONNECTOR ROAD MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY.**

**In the matter of Catholic Central Connector Road, JS21-17, motion to approve the Stormwater Management Plan, based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because it is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 7-0.**

**2. APPROVAL OF THE 2021 PLANNING COMMISSION ANNUAL REPORT**

City Planner McBeth said the 2021 Annual Report lists several things the previous years' reports provided. However, this year Madeleine worked on it, and it looks much better with the maps and the graphics she added. We wanted to thank her on the record for that. You will note that it lists the zoning ordinance amendments and zoning map amendments. Other items include

the Capital Improvement Program, which the Commission considers each year. The Planning Commission Rules and By-Laws were approved again this year in addition to the Raging Cycles Parking Study. There was one woodland use permit on a lot and 15 site plans. Some of those are highlighted in the report. As of November 19, 2021, when the report was prepared, 62 permits were processed through the Planning Division. The Planning Division was able to approve more than 10 permits administratively. The Planning Commission reviewed and voted on at least 17 items in the last year. Madeleine also included the committee work that was done in the last year. The Capital Improvement Committee met once in 2021, and items discussed are listed. The Implementation Committee met once and discussed two text amendments. The Master Plan and Zoning Committee met only one time to discuss one rezoning and the Master Plan update that is coming up. Finally, the Walkable Novi Committee met several times. Looking ahead to 2022, we have some updates to the zoning ordinances, we will begin the five-year review cycle and update for the Master Plan for Land Use, we will finalized the ordinance updates for the City West zoning district, and there will be more training opportunities.

Chair Pehrson said thank you to Madeleine for putting this together. It is amazing to reflect on how much actually gets done within the year, especially given how unique this year has been. I appreciate everyone's participation and all the work done on the Committees and elsewhere.

Member Verma asked do we talk to MEDC for updating our Master Plan?

Ms. McBeth said yes, they would like to be notified of that. We will be in contact with them as it gets underway.

Member Verma asked can you get some sort of a grant from them, also?

Ms. McBeth said yes there was discussion about a grant and whether it was appropriate in this situation.

Member Verma said some cities in Michigan are getting grants as they begin their Master Plan updating processes, so I suggest we emphasize to the City Manager that we apply for these funds.

Motion made by Member Avdoulos and seconded by Member Verma.

**ROLL CALL VOTE TO APPROVE THE 2021 PLANNING COMMISSION ANNUAL REPORT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER VERMA.**

***Motion to approve the 2021 Planning Commission Annual Report. Motion carried 7-0.***

### **3. APPROVAL OF THE NOVEMBER 17, 2021 PLANNING COMMISSION MINUTES**

Motion made by Member Avdoulos and seconded by Member Roney.

**ROLL CALL VOTE TO APPROVE THE NOVEMBER 17, 2021 PLANNING COMMISSION MEETING MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY.**

***Motion to approve the November 17, 2021 Planning Commission Meeting Minutes. Motion carried 7-0.***

### **CONSENT AGENDA REMOVALS FOR COMMISSION ACTION**

There were not any Consent Agenda items.

**SUPPLEMENTAL ISSUES/TRAINING UPDATES**

There were not any Supplemental Issues or Training Updates.

**AUDIENCE PARTICIPATION**

Seeing that nobody wished to speak, Chair Pehrson closed the second audience participation.

**ADJOURNMENT**

Motion to adjourn made my Member Lynch.

**VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER LYNCH.**

***Motion to adjourn the December 8, 2021 Planning Commission meeting. Motion carried 7-0.***

The meeting adjourned at 7:48 PM.