



CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Approval of request by E & M, Inc. (Society Hill) for one-year extension, to October 9, 2025, of site plan approval for a 312-unit apartment project developed as a PD-1 Option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

SUBMITTING DEPARTMENT: Community Development, Planning

BACKGROUND INFORMATION:

Attached is the request from E & M, Inc. for a one-year extension of site plan approval for Society Hill, along with a copy of the general plan. Society Hill is a proposed 312-unit multiple-family project located on about 24 acres of land on the west side of Novi Road, south of Twelve and One-Half Mile Road. The following summary of the 2001 Consent Judgment was provided previously by the applicant's attorney:

The site plan was approved in the normal course by the City and was later included as a part of a Consent Judgment, which resolved the City's condemnation of land to widen Novi Road, a dispute concerning a sewer special assessment district ("SAD 94"), and the City's request for easements along Arena Drive (Arena Drive area dedication was adjacent to property owned by the same developer). Under the terms of the Consent Judgment, E & M conveyed the Novi Road land to the City, agreed to complete the SAD 94 sewer line and granted easements to the City along Arena Drive. The Society Hill site plan approval was extended for five years with a provision for annual City Council extensions thereafter.

The Judgment further provides that, if the site plan approval is not extended, the obligations for E & M to complete the SAD 94 sewer line to Twelve and One-Half Mile Road shall be void, and the City shall be obligated to complete the sewer line as originally planned and routed. Since there is a large wetland complex in this area, a State Wetland Permit would be required.

Review of the status of SAD 94

The City's Engineering Division reviewed the Society Hill Consent Judgment and SAD 94 and associated costs for the construction of the sanitary sewer construction. Total project construction estimates for the remainder of the SAD 94 sanitary sewer would be approximately \$436,500. The City's review also noted that a major obstacle for the City to construct the remainder of the SAD 94 sanitary sewer is that the City does not appear to have any easements on the Society Hill parcels needed to construct the sewer.

The Engineering Division's review further notes that there have been a number of developments in the original SAD 94 service area. The attached map shows the original service area for SAD 94 and the location of the constructed SAD 94 sanitary sewer.

Since the time SAD 94 was first conceived, the following developments have taken place:

- Carlton Forest and Charneth Fen extended the sanitary sewer through those sites to 12-1/2 Mile Road,
- Bolingbrooke was approved to extend sanitary sewer from Vista Hills to the area north of 12-1/2 Mile Road (including service to the existing residential parcels west of the development),
- The recent site developments along 12 Mile Road have extended the sanitary sewer to the west from SAD 94,
- Lotus Bank (acquired by Level One Bancorp) extended sanitary sewer from 12 Mile Road north on Dixon for future service to the southern half of Dixon Road, and
- Liberty Park has extended sanitary sewer to Dixon Road to ultimately serve the northern half of Dixon.

With the exception of a few parcels along Dixon Road, which no longer require the SAD 94 sanitary sewer for service, (and for which the Dixon Meadows rezoning with PRO was approved for several parcels), the developer of Society Hill is the only parcel that requires extension of the SAD 94. The sanitary sewer currently terminates at the southwest corner of the proposed development and is available for extension.

The attached map better illustrates the original SAD 94 service area, the existing sanitary sewer in the area, the parcels that are no longer served by SAD 94, and the location of Society Hill.

In short, it appears that the lack of recorded easements stands in the way of the City's construction of the sanitary sewer required under the consent judgment, and it is noted that at this point, the required sanitary sewer construction would primarily serve the Society Hill Development, as the surrounding properties have provided alternative sanitary service.

Discussions to consider modifications to the approved site plan

In 2023, the applicant indicated that a review of the site plan would be appropriate. Over the last year the applicant has made progress in developing a site plan package that was recently presented to the City Council. The applicant continues to work toward addressing concerns that were heard at the recent public hearing but would like to secure an extension of the previous site plan approval at this time, to ensure that there will be adequate time to finalize the submittal packet and prepare a revision to the Consent Judgment for consideration by the City Council.

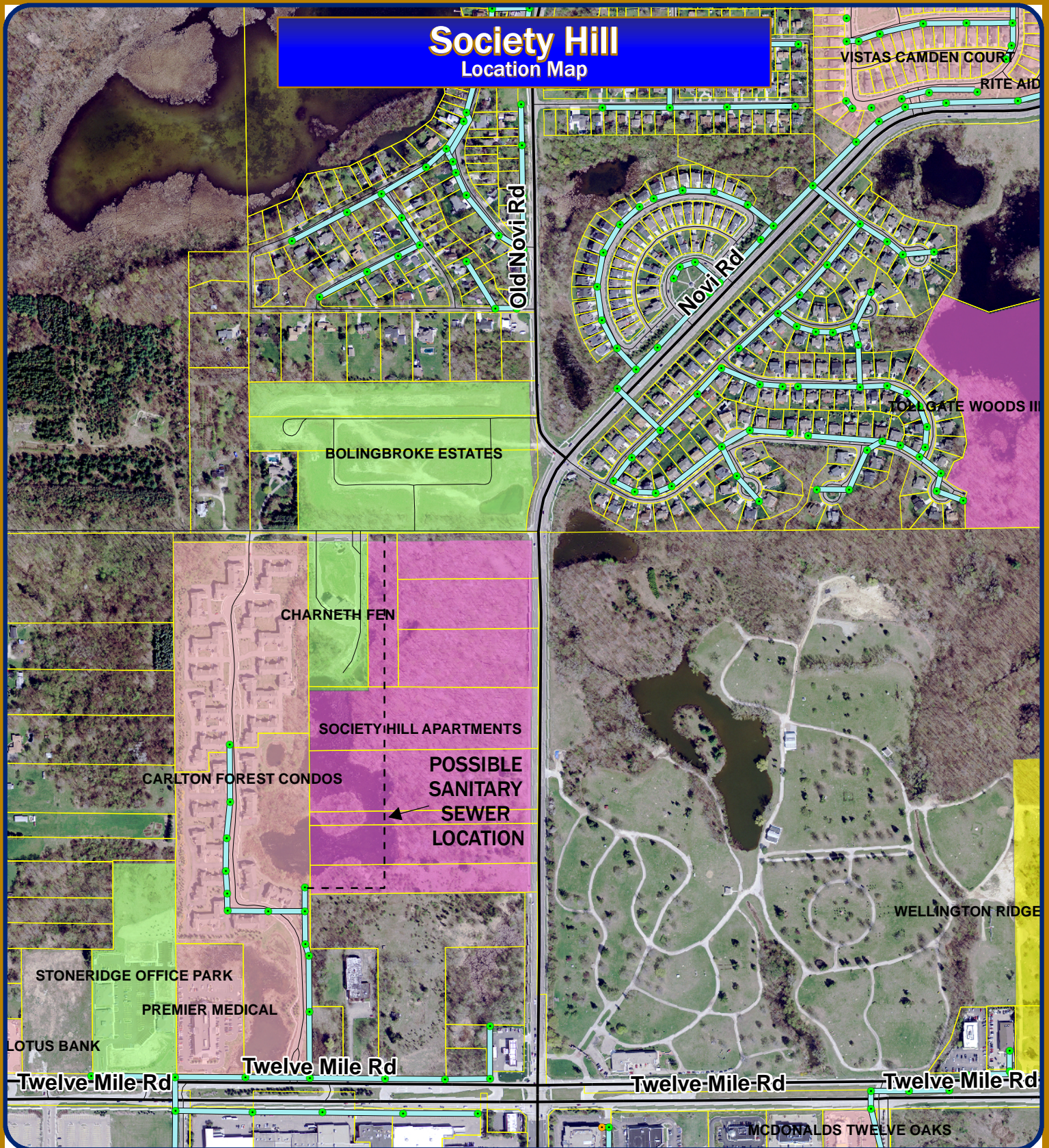
The City Council has granted one-year extensions of the site plan approval each year since 2006. The applicant is now requesting another one-year extension of the site plan approval as provided for in the terms of the Consent Judgment. The Consent Judgment does not provide any limit to the number of extensions that may be granted.

RECOMMENDED ACTION: Approval of request by E & M, Inc. (Society Hill) for one-year extension, to October 9, 2025, of site plan approval for a 312-unit apartment project developed as a PD-1 Option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

**SOCIETY HILL
LOCATION MAP**

Society Hill

Location Map



Map Legend
 Sanitary Mains



City of Novi
 Planning Division
 Community Development
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



1 inch = 616 feet

Map Author: Mark Spencer and Dave Campbell
 Date: Sept. 8, 2011
 Project: SP 95-44
 Version #: 1.0

MAP INTERPRETATION NOTICE

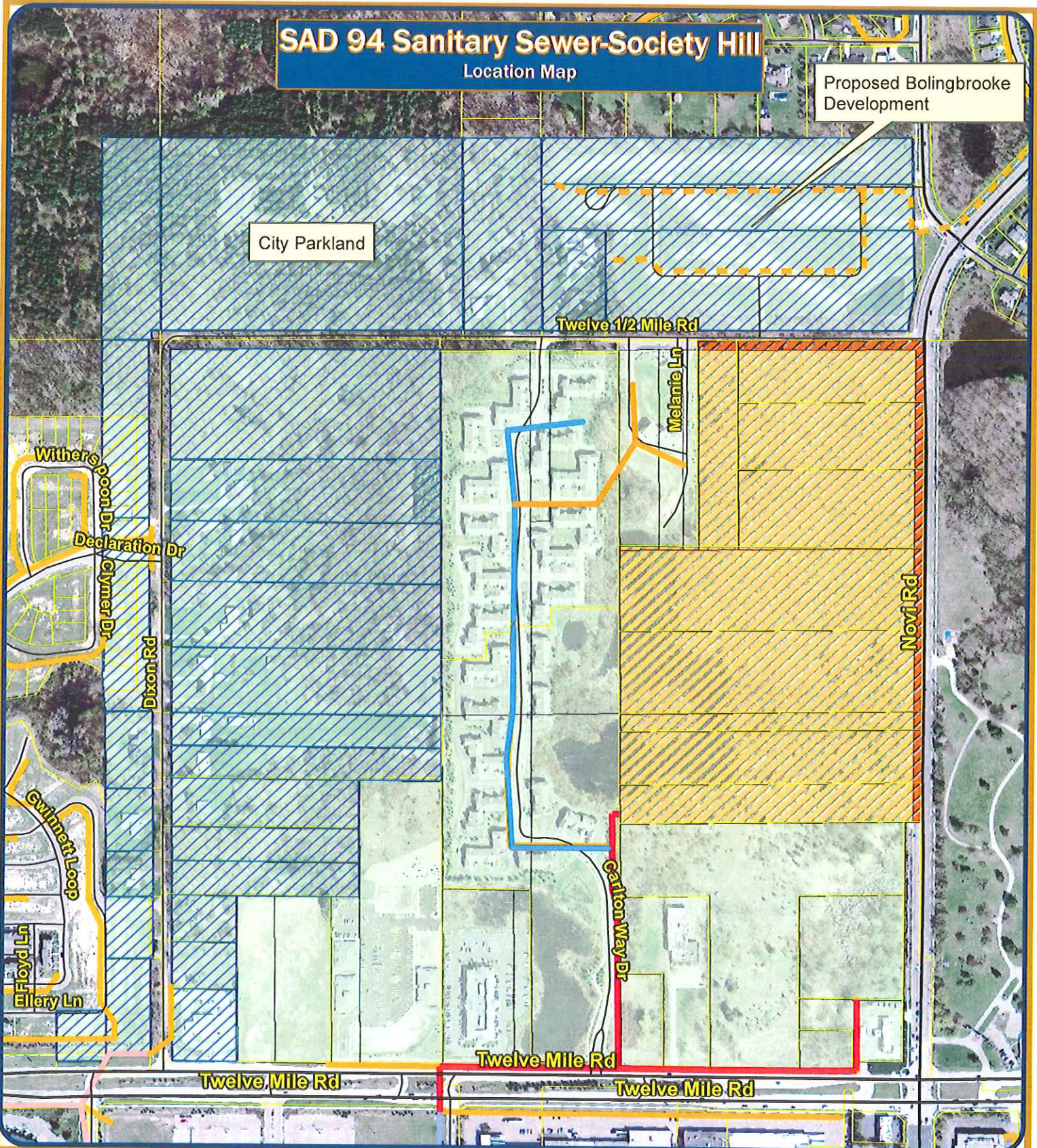
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate 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.

**SAD 94
SANITARY SEWER
LOCATION MAP FOR AREA PROPERTIES**

SAD 94 Sanitary Sewer-Society Hill





Location Map

Proposed Bolingbrooke Development



Map Author: Brian Coburn
 Date: 9/6/12
 Project:
 Version #:

Legend

- | | | | |
|---|------------------------------------|---|----------------|
|  | SAD 94 Sanitary Sewer |  | Sanitary Mains |
|  | SAD 94 Service Area |  | 8.0" |
|  | Parcels No Longer Served by SAD 94 |  | 10.0" |
|  | Society Hill Parcels |  | 12.0" |



City of Novi

Engineering Division
 Department of Public Services
 26300 Lee BeGole Drive
 Novi, MI 48375
 cityofnovi.org



1 inch = 458 feet

MAP INTERPRETATION NOTICE

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**E&M LETTER
REQUEST FOR SOCIETY HILL
FINAL SITE PLAN APPROVAL EXTENSION**

E&M

32605 West Twelve Mile Road, Suite 290
Farmington Hills, Michigan 48334
Telephone (248) 705-0911
Facsimile (248) 553-9594

07/11/2024

VIA EMAIL

Honorable Justin Fischer, Mayor and Members of the City
Council c/o Barbara McBeth, Community Development
Department City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Extension of Society Hill (E&M Inc.) Final Site Plan Approval - Expiring October 9, 2024

Dear Mayor Fischer and Members of the City Council:

We are writing to request a one (1) year extension of the final site plan approval for the Society Hill project, which will be expiring October 9, 2024. This request is made in accordance with Paragraph 9.B of the Consent Judgement entered October 9, 2001 in the *City of Novi vs. To/tee Structures and E&M, Inc.* (Oakland Circuit Court No. 95-502489-CC) and follows a subsequent one (1) year extension approved by City Council at the August 28, 2023 City Council Meeting (excerpt from minutes attached).

E&M asks that the City Council place this request on the consent agenda at the upcoming City Council meeting on July 22, 2024. Your time in this matter is much appreciated. Should you require any additional information, I can be reached at 248.705.0911

Sincerely,

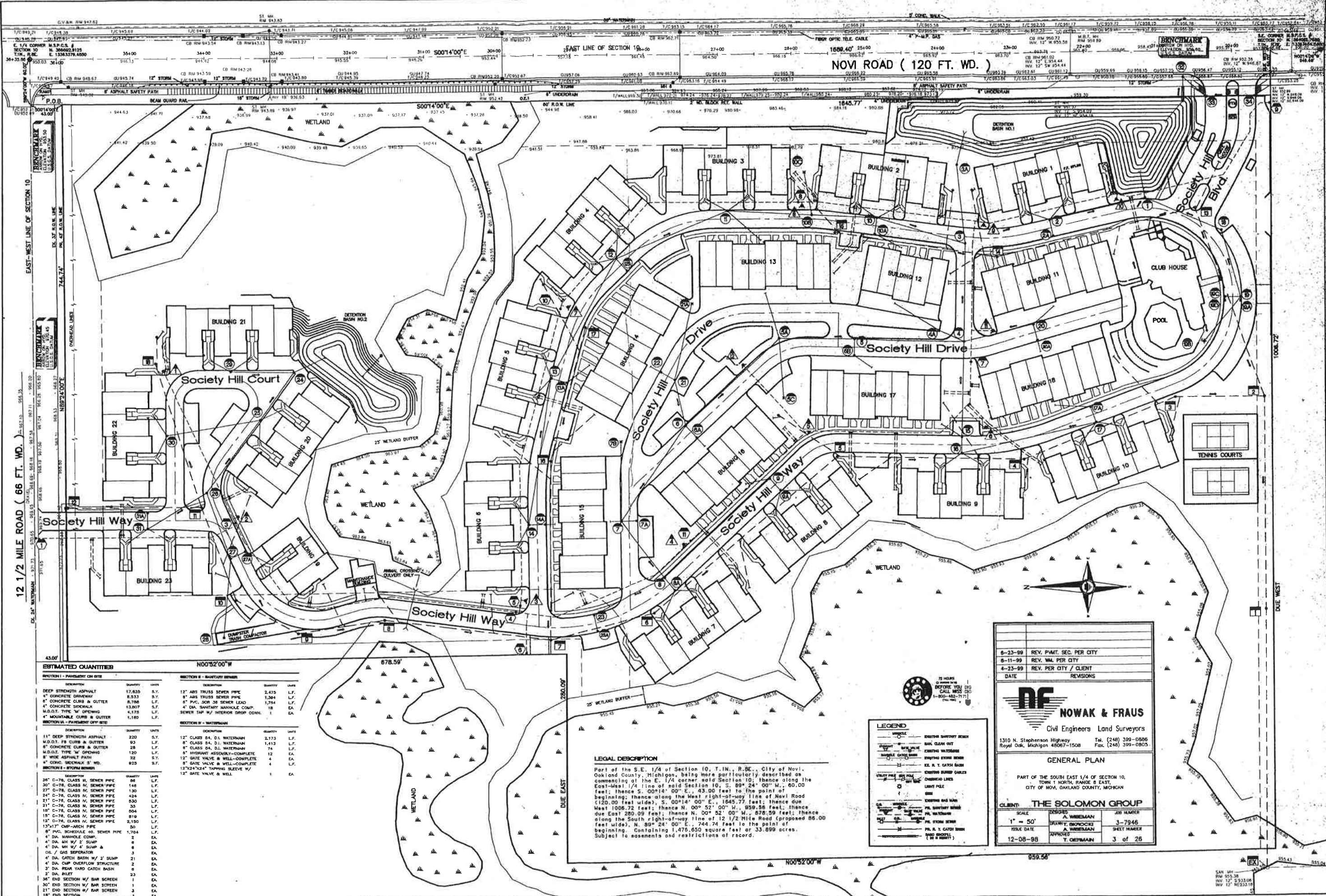
Enriko Sasson

Enriko Sasson

Enclosures

cc: Victor Cardenas, City Manager (c/o Barbara McBeth)

**SOCIETY HILL
GENERAL PLAN**



12 1/2 MILE ROAD (66 FT. WD.)
 EAST-WEST LINE OF SECTION 10
 12 1/2 MILE ROAD (66 FT. WD.)
 EAST-WEST LINE OF SECTION 10

NOVI ROAD (120 FT. WD.)

ESTIMATED QUANTITIES		SECTION I - PAVEMENT ON SITE		SECTION II - SANITARY SEWER	
DESCRIPTION	QUANTITY	DESCRIPTION	QUANTITY	DESCRIPTION	QUANTITY
DEEP STRENGTH ASPHALT	17,828	S.F.	12" ABS TRUSS SEWER PIPE	2,475	L.F.
CONCRETE DRIVEWAY	8,533	S.F.	8" ABS TRUSS SEWER PIPE	1,384	L.F.
CONCRETE CURB & GUTTER	8,786	L.F.	8" PVC, SDR 35 SEWER LEAD	1,754	L.F.
CONCRETE SIDEWALK	13,807	S.F.	4" DIA. SANITARY MANHOLE COMP.	18	EA.
M.O.S.T. TYPE "W" OPENING	4,172	L.F.	SEWER TAP W/ INTERIOR DISCH. CONN.	1	EA.
MOUNTAIN CURB & GUTTER	1,180	L.F.			
SECTION III - PAVEMENT OFF SITE		SECTION IV - WATERMAIN		SECTION V - STORM SEWER	
DEEP STRENGTH ASPHALT	99	S.F.	12" CLASS 04, D.I. WATERMAIN	2,175	L.F.
M.O.S.T. FB CURB & GUTTER	93	L.F.	8" CLASS 04, D.I. WATERMAIN	1,413	L.F.
CONCRETE CURB & GUTTER	28	L.F.	8" CLASS 04, D.I. WATERMAIN	74	L.F.
M.O.S.T. TYPE "W" OPENING	120	L.F.	8" HYDRANT ASSEMBLY-COMPOSITE	12	EA.
WIDE ASPHALT PATH	22	S.F.	12" GATE VALVE & WELL-COMPOSITE	4	EA.
CONC. SIDEWALK S' WD.	825	S.F.	8" GATE VALVE & WELL-COMPOSITE	4	EA.
CONC. SIDEWALK S' WD.	825	S.F.	12" 2"x3"x4" TAPPING SLEEVE W/		
			12" GATE VALVE & WELL		
24" C-76, CLASS III, SEWER PIPE	89	L.F.			
20" C-76, CLASS III, SEWER PIPE	148	L.F.			
27" C-76, CLASS III, SEWER PIPE	130	L.F.			
24" C-76, CLASS III, SEWER PIPE	424	L.F.			
21" C-76, CLASS III, SEWER PIPE	830	L.F.			
21" C-76, CLASS III, SEWER PIPE	35	L.F.			
18" C-76, CLASS III, SEWER PIPE	504	L.F.			
15" C-76, CLASS III, SEWER PIPE	819	L.F.			
12" C-76, CLASS III, SEWER PIPE	2,150	L.F.			
12" 17' CMP-ARCH PIPE	50	C.			
8" PVC, SCHEDULE 40, SEWER PIPE	1,704	L.F.			
4" DIA. MANHOLE COMP.	2	EA.			
4" DIA. MH W/ 2' SUMP	8	EA.			
4" DIA. MH W/ 4' SUMP &	8	EA.			
4" DIA. GAS SEPARATOR	3	EA.			
4" DIA. CATCH BASIN W/ 2' SUMP	21	EA.			
4" DIA. CMP OVERFLOW STRUCTURE	2	EA.			
3" DIA. REAR YARD CATCH BASIN	8	EA.			
3" DIA. RILEY	23	EA.			
30" END SECTION W/ BAR SCREEN	1	EA.			
30" END SECTION W/ BAR SCREEN	1	EA.			
21" END SECTION W/ BAR SCREEN	3	EA.			
18" END SECTION	1	EA.			

LEGAL DESCRIPTION
 Part of the S.E. 1/4 of Section 10, T.1N., R.9E., City of Novi, Oakland County, Michigan, being more particularly described as commencing at the E. 1/4 corner said Section 10; thence along the East-West 1/4 line of said Section 10, S. 89° 24' 00" W., 60.00 feet; thence S. 00° 14' 00" E., 43.90 feet to the point of beginning; thence along the West right-of-way line of Novi Road (120.00 feet wide), S. 00° 14' 00" E., 1645.77 feet; thence due West 1006.72 feet; thence N. 00° 52' 00" W., 959.58 feet; thence due East 280.09 feet; thence N. 00° 52' 00" W., 878.59 feet; thence along the South right-of-way line of 1/2 Mile Road (proposed 86.00 feet wide), N. 89° 24' 00" E., 744.74 feet to the point of beginning. Containing 1,476.650 square feet or 33.899 acres. Subject to assessments and restrictions of record.

LEGEND

(Symbol)	EXISTING SANITARY SEWER
(Symbol)	NEW SANITARY SEWER
(Symbol)	EXISTING WATERMAIN
(Symbol)	NEW WATERMAIN
(Symbol)	EXISTING STORM SEWER
(Symbol)	NEW STORM SEWER
(Symbol)	EXISTING DRIVE CABLES
(Symbol)	NEW DRIVE CABLES
(Symbol)	EXISTING LINES
(Symbol)	NEW LINES
(Symbol)	UTILITY POLES
(Symbol)	EXISTING GAS MAIN
(Symbol)	NEW GAS MAIN
(Symbol)	EXISTING 12" WATERMAIN
(Symbol)	NEW 12" WATERMAIN
(Symbol)	EXISTING 8" WATERMAIN
(Symbol)	NEW 8" WATERMAIN
(Symbol)	EXISTING 4" WATERMAIN
(Symbol)	NEW 4" WATERMAIN
(Symbol)	EXISTING 2" WATERMAIN
(Symbol)	NEW 2" WATERMAIN
(Symbol)	EXISTING 1" WATERMAIN
(Symbol)	NEW 1" WATERMAIN

8-23-89 REV. PMIT. SEC. PER CITY
 8-11-89 REV. NML PER CITY
 4-23-89 REV. PER CITY / CLIENT
 DATE REVISIONS

DF NOWAK & FRAUS
 Civil Engineers Land Surveyors
 1310 N. Stephenson Highway Tel. (248) 399-0886
 Royal Oak, Michigan 48067-1508 Fax. (248) 399-0805

GENERAL PLAN
 PART OF THE SOUTH EAST 1/4 OF SECTION 10,
 TOWN 1 NORTH, RANGE 9 EAST,
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

CLIENT: **THE SOLOMON GROUP**

SCALE	DRAWN BY	CHECKED BY	JOB NUMBER
1" = 50'	A. WIREMAN	T. GERMAN	3-7946
ISSUE DATE	APPROVED BY	TITLE	SHEET NUMBER
12-08-88	T. GERMAN	DESIGNER	3 OF 26