

ISLAND LAKE NORTH BAY TREE REMOVALS JSP21-23

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Matter of Consideration at the request of Elliott Milstein, President of Island Lake North Bay Homeowner's Association, for approval of a Revised Landscape Plan. The subject property contains 22.1 acres and is located in Section 18 & 19, east of Napier Road, north of Seaglen Drive. In this revised request, the applicant is proposing to remove 37 landscape trees within open space common area of the Island Lake North Bay Homeowner's Association (Phase 6 of Island Lake) due to tree health, site congestion, and aesthetics.

Required Action

Approve/Deny the Revised Landscape Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	9-30-21	 Planning recommends approval of the Revised Landscape Plan to allow for the removal of 29 landscape trees without replacements, and either denial of removal or a request to replace the other 8 trees as shown on the marked-up plan submitted by the applicant on September 9, 2021.
			 Items to be addressed on the Final Site Plan submittal (if necessary)
Landscaping	Approval recommended	9-30-21	 Landscape recommends approval of the Revised Landscape Plan to allow for the removal of 29 landscape trees without replacements, and either denial of removal or a request to replace the other 8 trees as shown on the marked-up plan submitted by the applicant on September 9, 2021. Items to be addressed on the Final Site Plan Submittal (if necessary)

MOTION SHEET

Approval – Second Revised Landscape Plan (Staff Recommendation)

In the matter of Island Lake North Bay Tree Removals, JSP21-23, motion to **approve** the <u>Second Revised Landscape Plan</u> subject to:

- The proposed amendment does not constitute a major change to the RUD Agreement as described in Section 3.29.18.A of the Zoning Ordinance, since it meets the standards of the ordinance as a minor change as detailed in the motion above;
- b. The removal of twenty-nine (29) landscape trees without replacement because such landscape trees are either not identified on a plan (15) or because the removal of these trees does not compromise the overall planting plan (14);
- c. The **denial** of eight (8) of the seven (37) landscape trees proposed for removal because such landscape trees add privacy between the buildings, create a consistent look across the front of the units, provide ecological benefits and shoreline stabilization, and add to the beauty of the site;

OR

- d. The **replacement** of eight (8) of the seven (37) landscape trees proposed for removal shall be required, with some allowance for adjustment of positioning to alleviate congestion, because such landscape trees add privacy between the buildings, create a consistent look across the front of the units, provide ecological benefits and shoreline stabilization, and add to the beauty of the site;
- e. The maintenance of all remaining landscape and shoreline trees as identified in any previously approved site plans and shoreline plans for the development shall be the responsibility of the association;
- f. 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; and
- g. (Additional conditions here if any)

(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.)

– OR –

<u> Approval – Second Revised Landscape Plan (Applicant Request)</u>

In the matter of Island Lake North Bay Tree Removals, JSP21-23, motion to **approve** the <u>Second Revised Landscape Plan</u> subject to:

- a. The proposed amendment does not constitute a major change to the RUD Agreement as described in Section 3.29.18.A of the Zoning Ordinance, since it meets the standards of the ordinance as a minor change as detailed in the motion above;
- b. The removal of thirty-eight (38) landscape trees without replacements because the site is considered overplanted by the applicant;
- c. The maintenance of all remaining landscape and shoreline trees as identified in any previously approved site plans and shoreline plans for the development shall be the responsibility of the association;
- d. 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; and

e. (Additional conditions here if any)

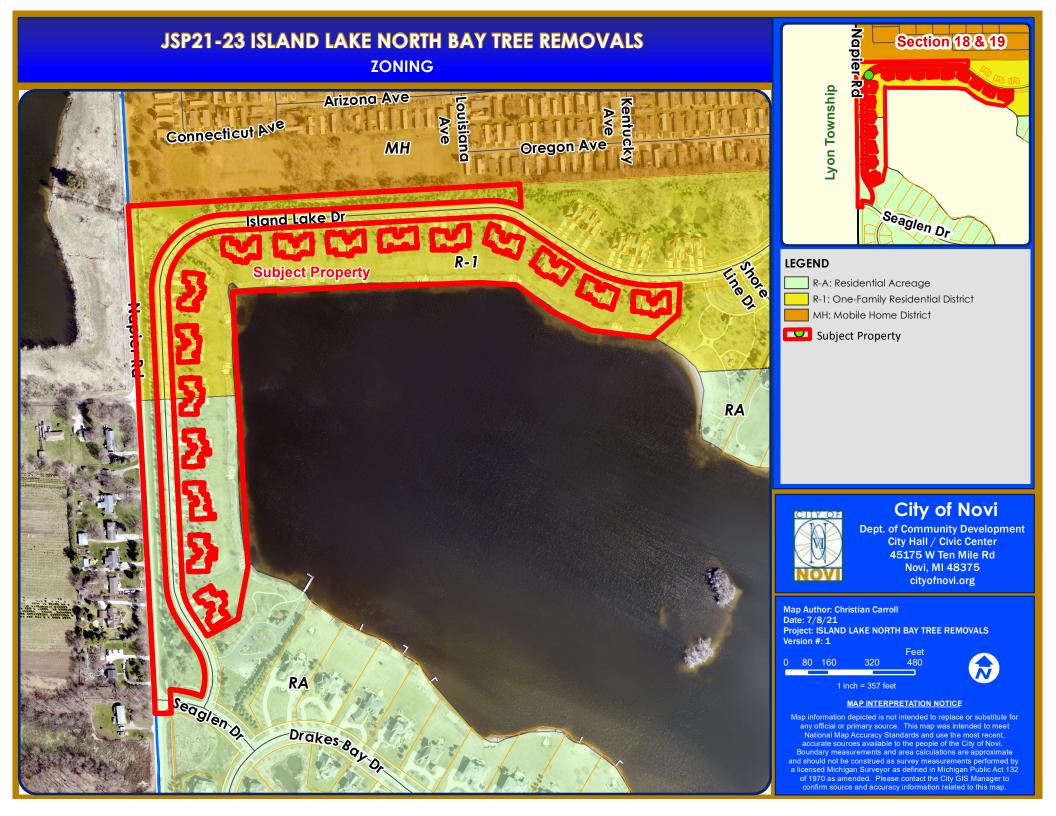
(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

– OR –

Denial – Second Revised Landscape Plan

In the matter of Island Lake North Bay Tree Removals, JSP21-23, motion to **deny** the <u>Second</u> <u>Revised Landscape Plan</u> ... (because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.) <u>MAPS</u> Location Zoning Future Land Use Natural Features





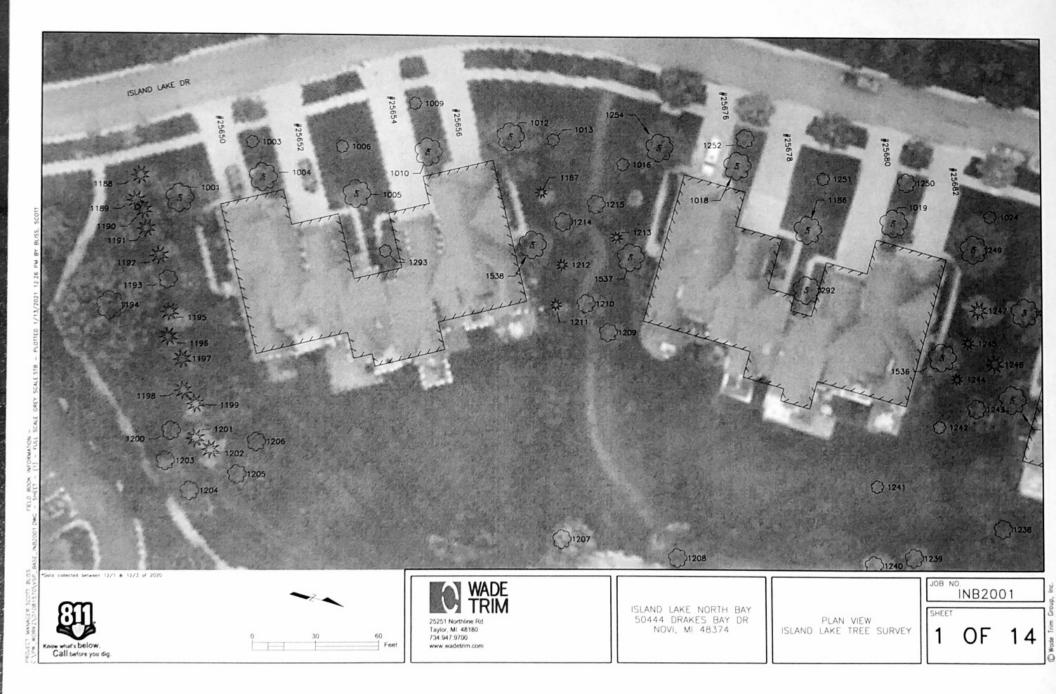


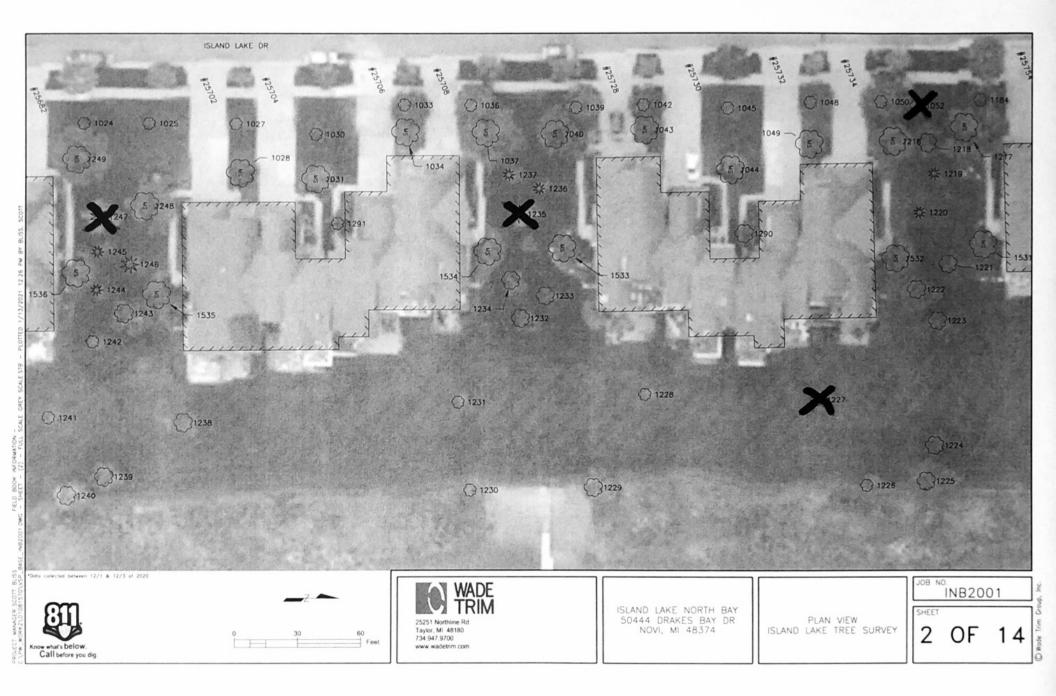


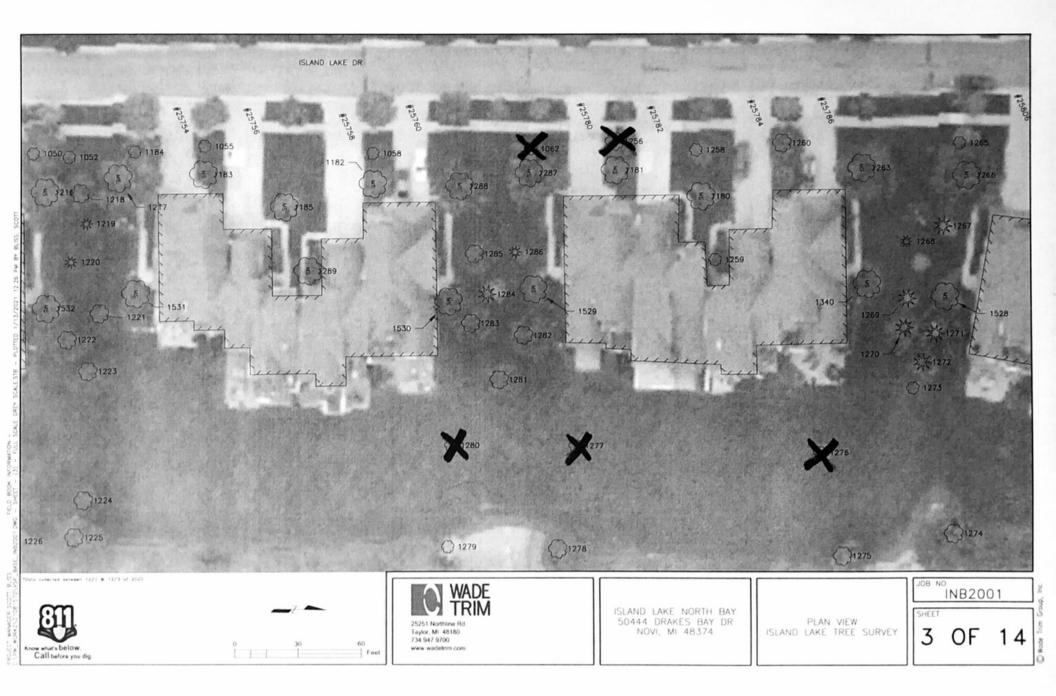
SITE PLAN

(Full plan set available for viewing at the Community Development Department.)

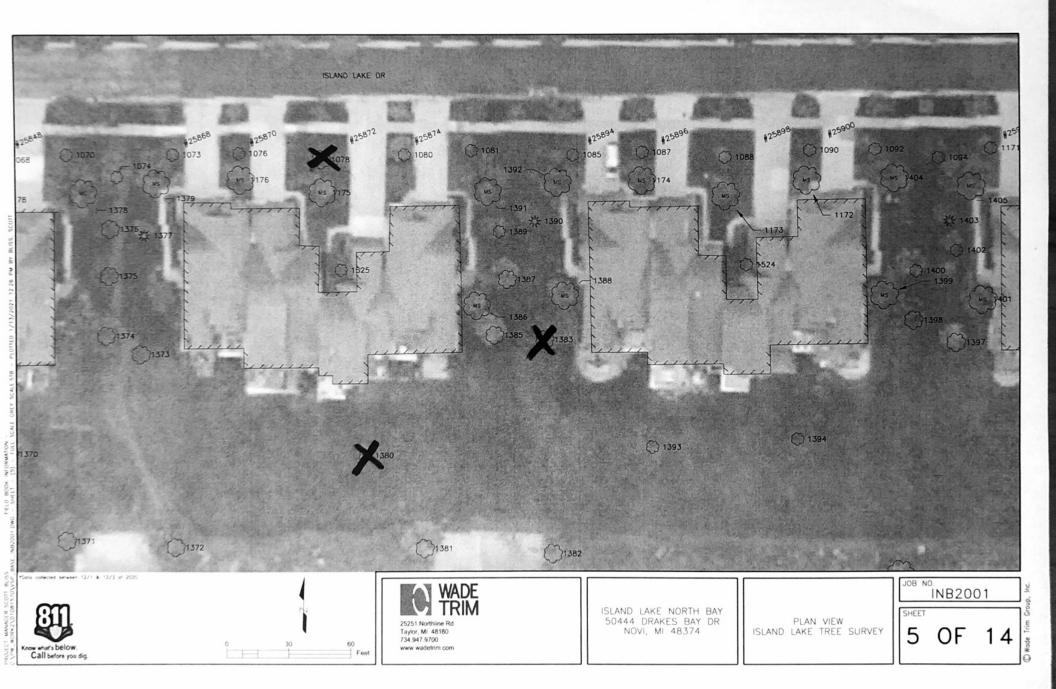


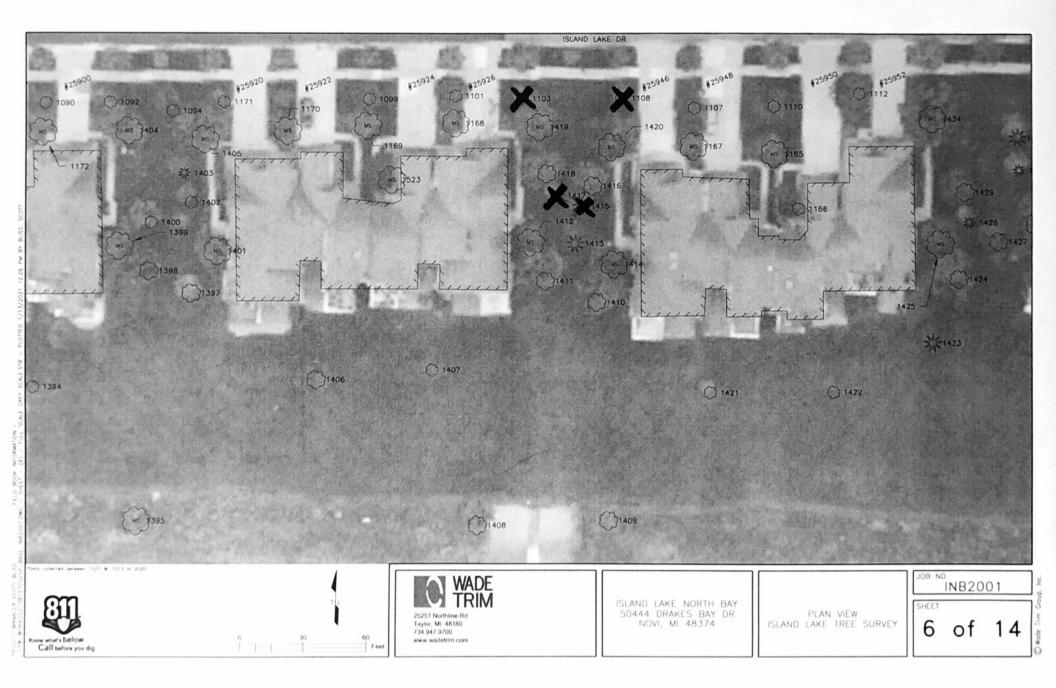


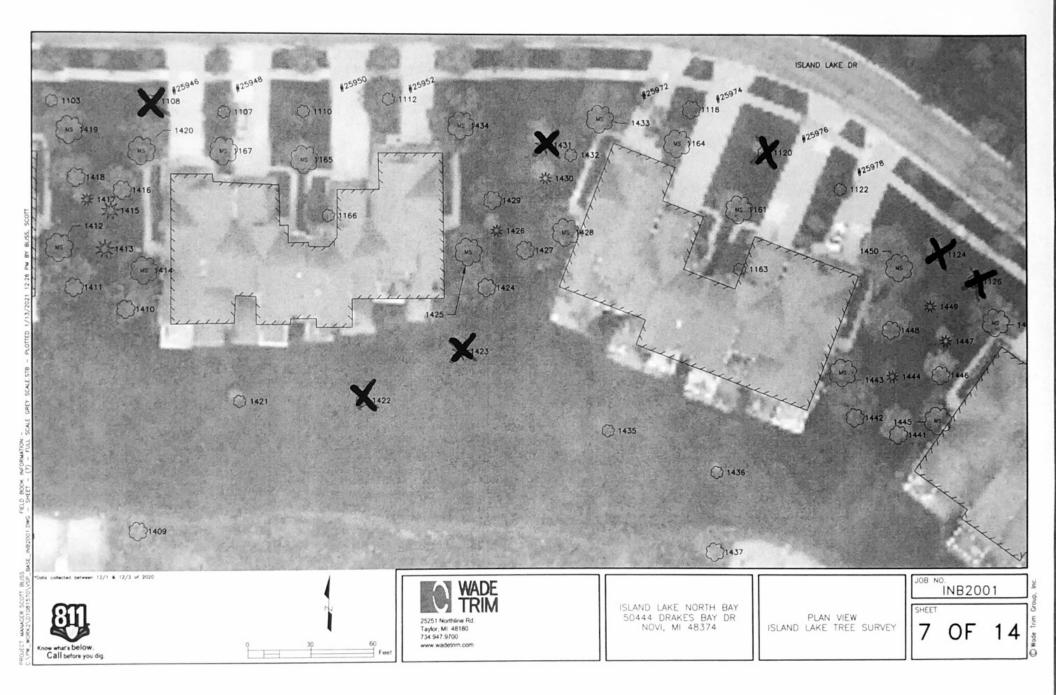


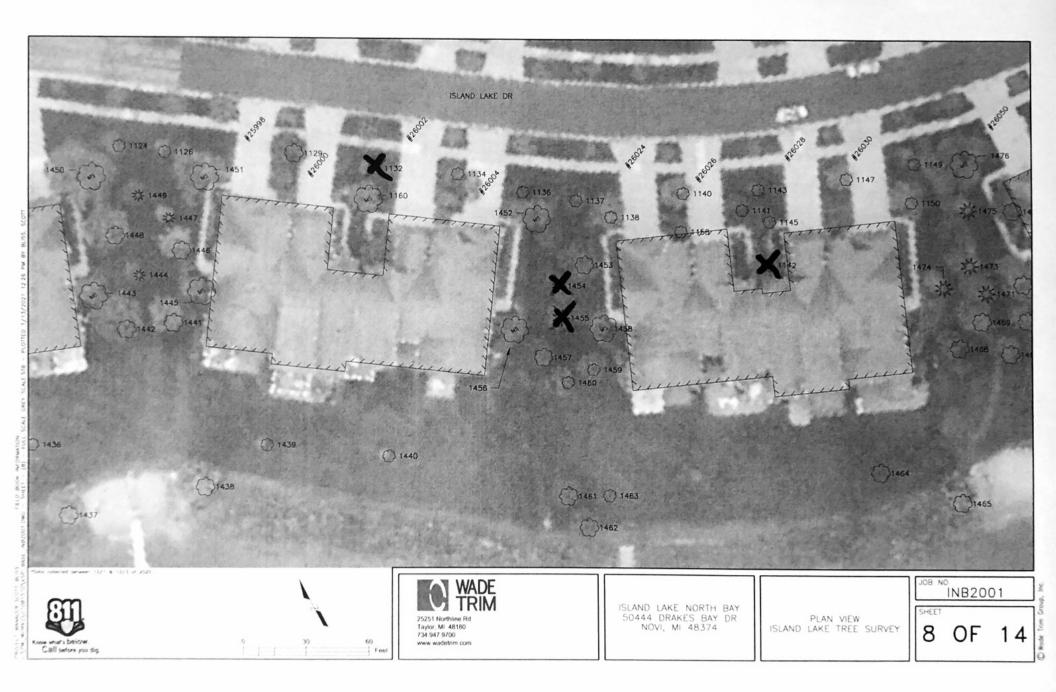


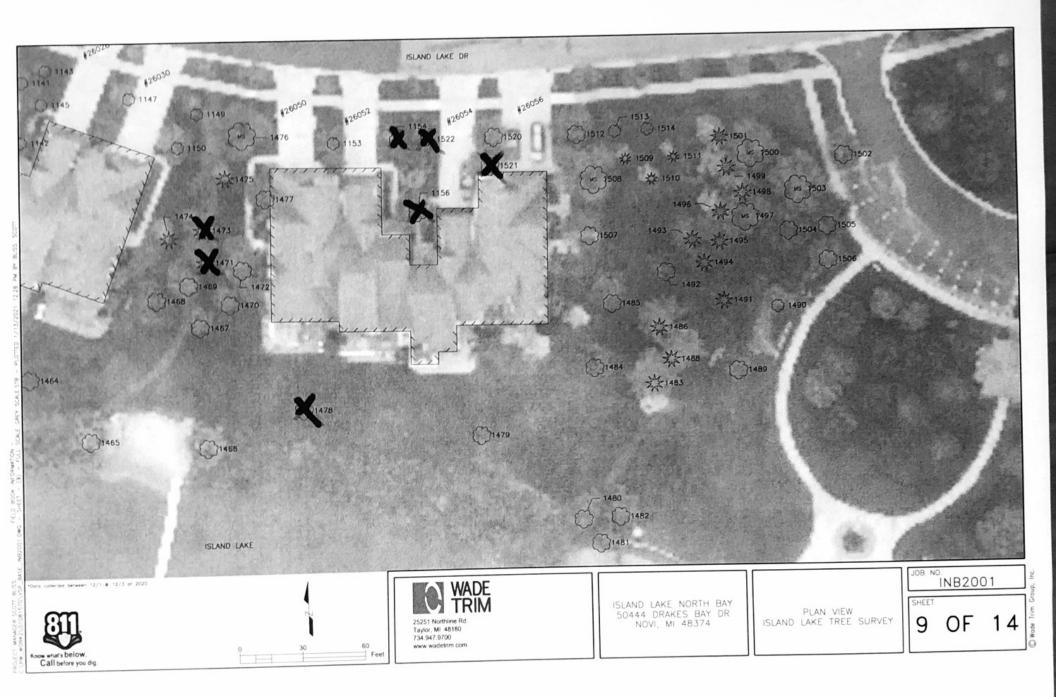












		Tree Ta	ble				Tree Ta	ble		Tree Table					
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE	POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE	POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE	
1001	356763.7196	13342762.9800	967.91	MSTD 3 7.1	1050	357516.3443	13342630.6000	958.46	DECS 9.4	1122	358265.5241	13343906.1000	954.30	DECS 8.3	
1003	356788.4079	13342726.8100	966.40	DECS 5.5	1052	357533.4867	13342631.8300	958.23	DECS 6.7	1124	358236.6527	13343954.7400	953.61	DECS 6.7	
1004	356798.2505	13342741.2400	966.54	MSTD 10 1.6	1055	357597.0530	13342624.4400	956.59	DECS 7.5	1126	358224.5136	13343972.7900	953.71	DECS 5.9	
1005	356842.9519	13342735.0900	967.95	MSTD 12 2.4	1058	357677.1875	13342624.3600	957.12	DECS 6.7	1129	358196.4624	13344027.7400	953.67	DECM 13.8	
1006	356829.6645	13342715.6500	966.24	DECS 5.1	1062	357753.0569	13342618.9500	955.45	DECS 3.1	1132	358173.0044	13344058.7500	954.17	DECS 6.3	
1009	356856.8135	13342684.8900	965.65	DECS 7.5	1064	358251.6625	13342831.0600	955.12	DECS 8.7	1134	358152.8272	13344093.3600	954.53	DECS 5.1	
1010	356869.6908	13342705.2400	967.03	MSTD 10 3.5	1066	358253.5490	13342870.1800	954.89	DECS 5.1	1136	358131.0096	13344117.5600	954.13	DECS 6.3	
1012	356905.2879	13342685.9600	967.32	MSTD 2 15.4	1068	358255.2715	13342910.7000	955.25	DECS 8.3	1137	358115.6717	13344138.7200	954.89	DECS 10.2	
1013	356925.5471	13342681.0400	965.42	DECS 10.2	1070	358258.8804	13342941.7800	955.38	DECS 7.9	1138	358100.9900	13344150.1200	955.25	DECS 5.9	
1016	356961.2262	13342682.0200	964.27	DECS 7.1	1073	358261.0129	13342993.1300	955.48	DECS 9.4	1140	358095.6586	13344186.2100	954.92	DECS 5.1	
1018	357014.1297	13342665.9500	964.60	MSTD 4 3.5	1074	358249.3659	13342966.5500	956.00	DECS 9.4	1141	358075.5635	13344207.7000	955.41	DECS 6.7	
1019	357093.8541	13342669.5600	964.30	MSTD 6 1.9	1076	358262.8994	13343025.2000	955.77	DECS 6.3	1142	358046.5280	13344206.4700	955.94	DECS 8.3	
1024	357137.2432	13342652.3300	962.37	DECS 7.1	1078	358261.8331	13343064.9000	955.91	DECM 12.2	1143	358080.8948	13344218.9300	955.15	DECS 4.3	
1025	357167.6730	13342651.6800	961.81	DECS 5.1	1080	358265.8522	13343104.7600	956.07	DECS 5.9	1145	358064.6547	13344216.7200	955.77	DECS 7.1	
1027	357208.5195	13342650.6900	961.65	DECS 5.5	1081	358269.2971	13343137.1600	956.17	DECS 5.9	1147	358066.4591	13344258.7100	955.12	DECS 5.5	
1028	357211.2262	13342674.0700	963.39	MSTD 6 6.3	1085	358269.2971	13343186.2100	956.86	DECS 8.7	1149	358058.3390	13344291.1100	955.64	DECS 4.3	
1030	357246.3312	13342654.4600	961.88	DECS 10.6	1087	358271.8397	13343219.3400	956.53	DECS 7.5	1150	358042.3450	13344281.5200	955.71	DECS 6.7	
1031	357246.8233	13342675.7100	962.89	MSTD 4 2.8	1088	358270.9375	13343258.5500	957.12	DECS 5.9	1153	358043.0011	13344356.0700	956.63	DECS 5.5	
1033	357287.9978	13342638.9600	961.29	DECS 10.2	1090	358275.8587	13343298.3300	957.35	DECS 7.1	1154	358044.1494	13344386.0100	956.23	DECS 4.7	
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1036	357319.9040	13342638.1400	960.37	DECS 10.2	1094	358274.9565	13343358.8600	956.86	DECS 7.5	1158	358079.5825	13344176.9400	955.51	DECS 5.1	
1037	357327.5320	13342650.8600	961.75	MSTD 3 11.8	1099	358285.1271	13343451.7900	956.53	DECS 9.1	1160	358161.0293	13344049.4000	955.09	MSTD 7 6.7	
1039	357370.3469	13342637.6500	959.51	DECS 9.4	1101	358288.5720	13343492.8800	956.30	DECS 8.3	1161	358253.7131	13343857.7100	956.07	MSTD 11 1.9	
1040	357360.7505	13342650.4500	960.24	MSTD 2 9.4	1103	358288.6540	13343524.8700	955.61	DECS 5.1	1163	358225.1698	13343859.4300	957.48	DECS 4.3	
1042	357402.5812	13342635.4400	959.74	DECS 9.1	1107	358287.5877	13343607.1400	955.84	DECS 8.7	1164	358283.8148	13343826.1300	955.45	MSTD 4 3.1	
1043	357403.6474	13342647.1600	961.25	MSTD 10 3.5	1108	358290.8686	13343572.3600	955.64	DECS 8.7	1165	358267.0825	13343646.2600	956.99	MSTD 4 2.8	
1044	357445.1501	13342664.5500	960.30	MSTD 10 1.9	1110	358289.8843	13343644.8700	955.84	DECS 9.8	1166	358241.2459	13343658.8100	957.15	DECS 6.3	
1045	357442.7715	13342635.8500	958.99	DECS 5.5	1112	358298.0044	13343685.3900	955.31	DECS 9.8	1167	358269.0510	13343607.7100	956.20	MSTD 7 2.4	
1048	357482.3876	13342631.9900	958.63	DECS 8.3	1118	358300.3010	13343832.1200	954.36	DECM 11.8	1168	358275.4486	13343493.4600	956.96	MSTD 4 3.5	
1049	357482.4696	13342651.3500	959.68	MSTD 5 3.1	1120	358281.2721	13343868.3800	954.20	DECS 3.9	1169	358272.2498	13343451.5400	957.51	MSTD 6 4.2	



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*Data collected between 12/1 & 12/3 of 2020

ISLAND LAKE NORTH BAY 50444 DRAKES BAY DR NOVI, MI 48374

JOB NO. INB2001 SHEET ISLAND LAKE TREE SURVEY 10 OF

LOCATION TABLE

10.05

		Tree Ta	ble				Tree To	ble		Tree Table					
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE	POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE		POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1170	358268.0667	13343413.4000	957.05	MSTD 8 3.6	1200	356793.6691	13342869.7900	965.67	DECM 9		1230	357324.7562	13342821.7900	944.87	DECS 5
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1173	358252.7288	13343259.5300	957.84	MSTD 7 5.9	1203	356795.4382	13342884.3100	962.36	DECM 9		1233	357358.8776	13342727.5400	954.26	DECM 9
1174	358258.4703	13343219.6700	957.45	MSTD 7 4.3	1204	356810.6220	13342894.4000	963.52	DECM 7	T	1234	357341.9058	13342720.6200	956.45	DECM 7
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1176	358250.5142	13343026.3500	956.63	MSTD 5 2.9	1206	356833.6835	13342862.7300	960.08	DECM 10	Γ	1236	357354.0355	13342676.4100	959.30	CONS 3
1177	358224.5956	13342872.3100	956.63	MSTD 5 7.9	1207	356987.0579	13342862.8600	947.14	DECM 10	T	1237	357339.2256	13342670.3800	959.77	CONS 4
1178	358236.4887	13342909.6300	956.79	DECS 5.9	1208	357042.6534	13342854.3300	945.49	DECM 13	T	1238	357187.2621	13342793.3200	951.78	DECM 8
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1180	357834.9959	13342638.4700	957.19	MSTD 5 1.8	1210	356964.4473	13342751.5000	959.02	DECM 7	Ī	1240	357133.2187	13342828.8200	946.09	DECM 6
1181	357793.9033	13342627.5600	955.58	MSTD 2.4	1211	356950.6703	13342756.4200	959.97	CONS 4	Γ	1241	357123.7192	13342792.6600	953.98	DECS 4
1182	357677.7616	13342638.8800	957.97	MSTD 8 1.9	1212	356947.6374	13342737.0200	962.82	CONS 3		1242	357143.7661	13342756.3300	956.38	DECS 3
1183	357597.0530	13342637.8100	957.44	MSTD 8 1.8	1213	356968.8676	13342716.3100	963.83	CONS 3		1243	357158.2095	13342742.5600	958.42	DECM 11
1184	357564.3266	13342628.3800	957.97	DECS 8.7	1214	356942.0649	13342717.0200	964.84	DECM 8		1244	357145.0089	13342731.7600	960.94	CONS 3
1185	357635.8489	13342651.6800	957.19	MSTD 8 2	1215	356954.5961	13342704.1500	963.82	DECM 8		1245	357145.0553	13342713.6300	962.68	CONS 3
1186	357055.6324	13342685.0600	964.67	MSTD 6 1.8	1216	357522.5723	13342648.6600	959.62	MSTD 3 6		1246	357160.2810	13342719.2100	961.78	CONM 8
1187	356927.5976	13342706.7900	966.90	CONS 7.9	1217	357556.9263	13342641.0400	958.96	MSTD 4 7		1247	357145.1727	13342696.9800	962.89	CONM 8
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1192	356762.9523	13342791.9300	970.43	CONM 13	1222	357535.9369	13342718.2200	953.24	DECM 8		1252	357013.5753	13342652.3800	963.27	DECM 8
1193	356770.1578	13342801.5600	970.58	DECM 10	1223	357546.3612	13342733.0000	950.03	DECM 7		1254	356975.5944	13342669.0300	964.78	MSTD 5 8
1194	356747.9765	13342821.6800	966.03	DECL 47	1224	357546.6610	13342794.2100	946.26	DECM 8		1256	357792.9772	13342614.0300	955.54	DECM 7
1195	356775.7330	13342815.9500	969.94	CONM 13	1225	357543.0312	13342811.7300	945.18	DECM 12		1258	357831.7673	13342616.6800	955.21	DECS 5
1196	356778.8201	13342827.5800	969.34	CONM 12	1226	357514.5375	13342814.5400	945.13	DECS 5		1259	357842.6414	13342668.4000	956.14	DECS 3
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1198	356793.4266	13342849.8600	966.51	CONM 7	1228	357407.8094	13342773.5900	949.57	DECS 2		1263	357910.4395	13342622.2900	955.30	MSTD 4 8
1199	356800.7698	13342854.1200	964.61	CONM 13	1229	357384.2077	13342819.0500	944.75	DECM 7		1265	357956.5448	13342608.7700	953.78	DECS 4



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WADE TRIM

ISLAND LAKE NORTH BAY 50444 DRAKES BAY DR NOVI, MI 48374

LOCATION TABLE ISLAND LAKE TREE SURVEY

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JOB NO.

*Data collected between 12/1 & 12/3 of 2020

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126 53760.376 134263.9100 95.28 MSD 5 9 128 3809.8103 134285.3200 96.49 OCCS 3 134 38088.430 134276.5700 44.45 COM 10 1267 53749.712 1334264.100 955.21 COM 6 1293 38073.644 134265.500 92.75 DECK 4 1336 38002.73 1334278.5700 94.5.5 DCCM 7 1270 35733.5865 1342687.500 95.3.5 COM 6 1304 35812.0851 1342687.800 95.2.7 DECK 6 1338 38072.753 1342677.800 94.3.2 DECK 5 1317 38172.772 COM 7 1300 35812.0821 1342687.800 95.1.8 DECM 9 1342 35824.0728 1342677.800 95.3.3 MST 6 2 1272 35782.0141 1342214.2000 947.72 COM 7 1300 35810.0021 1342878.500 95.1.46 DECK 9 1343 35824.3921 13424278.500 94.5.40 DECK 19 1343 35824.3921 13424278.500 94.5.40 DECK			Tree Tal	ble				Tree To	ble				Tree Tal	ble	
1267 33794 97.312 1334284.84100 955.21 CONN 6 1299 336979.044 1334255.900 952.75 DECS 4 1335 336081.1391 13342771.800 945.85 CONN 7 1268 33793.2440 1334265.100 955.35 CONN 6 1304 33612.4066 1334265.1000 952.75 DECS 4 1337 53612.2721 13342773.400 945.85 CONN 7 1270 35793.2445 13342697.300 951.15 CONN 1 1306 35814.37241 134267.3400 952.43 DECS 4 1338 358170.2921 134267.3400 952.43 NATTO 6 2 1271 35794.2104 134271.4000 945.15 CONN 17 1306 35810.0201 134267.5300 951.8 DECM 9 1342 358427.3420 945.85 DECS 4 1348 35812.2221 134267.3500 951.8 DECM 9 1342 358427.3420 348273.300 956.7 MTG 2 DECS 4 1348 35820.3741 1342793.300 956.9 MTG 2 DECS 4 1348 358223.942	POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE	POINT	# NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE	POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1268 35732.6420 1334265.6444 954.33 CONS 5 1302 39812.055 1332 3052.720 1332.723.720 953.53 CONM 6 1334.2685.800 952.43 DCCM 6 1337 338121.272 1334278.277.800 963.53 COCM 6 953.53 COCS 3 1270 57372.9481 13342695.800 950.11 1307 358173.5764 1334.2685.800 951.84 DCCS 4 1334 38817.3724 13342787.400 953.3 VECS 4 1271 35794.7104 1334278.500 951.8 DCCM 9 1342 35823.0427 1334278.800 955.8 VECS 4 1274 35798.0198 134278.500 945.3 DCCM 17 1310 35822.1480 134278.400 951.89 DCCM 9 1342 35823.5447 134272.500 956.7 MSTD 6 CCS 1 1274 35795.0231 334278.4800 D45.2 DCCM 16 1347 35822.1481 134270.3100 943.10 DCCM 16 1347 35822.3481 134272.370.00 956.5 CCM 17	1266	357960.3767	13342623.9100	955.28	MSTD 5 9	1298	358039.8103	13342685.3200	960.49	DECS 3	1334	358088.4358	13342765.5700	949.45	CONM 10
1269 3579.33.856 1334283.810 953.53 CONN 6 1304 3581.81.00 952.78 DECS 4 1337 35812.1274 134277.8400 94.3.2 DECS 4 1270 3579.2465 1334285.900 950.78 1334285.800 952.49 DECM 4 1338 35810.70059 1334285.800 92.28 DECM 4 1338 35810.70059 1334285.800 92.28 DECM 4 1338 35810.70059 1334285.800 92.28 DECM 4 1338 35810.70598 1334278.400 95.67 MSTD 3 B 1272 35798.2014 1334278.400 94.72 CONN 7 1309 358210.0802 134278.400 95.87 MSTD 3 B 1342 35824.94214 134278.200 95.85 MSTD 3 B 1373 35819.0131 1342702.300 94.81 OCCM 4 134 35827.400 95.56 MSTD 3 B CONN 7 1342 35827.400 95.56 OCN 1 E 1342 35827.400 95.56 CONN 1 E CONN 1	1267	357949.7312	13342648.4100	955.21	CONM 6	1299	358079.0464	13342615.9000	952.75	DECS 4	1335	358081.1391	13342771.8900	945.65	CONM 7
1270 35793.2948 1334267.7500 950.48 CONU 11 1307 358173.7584 13342654.8300 952.49 DCCM 6 1338 358107.0559 1334285.8800 954.22 DCCM 9 1271 35794.7107 13342854.9300 950.15 CONM 13 1308 358115.123 1334275.500 951.16 DCCM 9 1342 3522.4380 955.3 MSTD 6 2 1272 35793.80.18 1334225.520 946.36 DCCS 3 1310 35827.4783 1334285.800 951.94 DCCM 9 1342 3522.438.072 13427.652.00 954.50 DCCS 3 MSTD 6 2 1274 35795.0201 946.36 DCCS 1 1311 358177.378 134265.800 944.98 DCCM 6 1341 35827.482.00 956.50 MSTD 6 2 1275 35797.0968 1342679.020 946.36 DCCS 2 1313 358116.313 134272.300 94.52 DCCM 6 1341 35823.5443 134275.800 95.56 CONN 6 1276 35777.9169 134276.2000 94.52 DCCM 10 1313 358116.021 134277.2900 94.52 <t< td=""><td>1268</td><td>357932.6420</td><td>13342656.4464</td><td>954.33</td><td>CONS 5</td><td>1302</td><td>358124.0656</td><td>13342625.5800</td><td>952.43</td><td>DECM 6</td><td>1336</td><td>358082.2725</td><td>13342793.2000</td><td>943.51</td><td>DECS 5</td></t<>	1268	357932.6420	13342656.4464	954.33	CONS 5	1302	358124.0656	13342625.5800	952.43	DECM 6	1336	358082.2725	13342793.2000	943.51	DECS 5
1271 357947.8170 13342899.9600 95.015 CONN 13 1308 358193.128 13342676.5500 951.18 DECM 9 1340 357914.5122 13342677.4600 955.33 MSTD 6 2 1272 357942.0141 1334274.6700 945.20 CONN 7 1300 358210.002 13342694.9800 951.94 DECM 9 1343 358243.8472 1334278.6300 955.67 MSTD 6 2 1274 35795.6231 1334278.6700 945.20 DECM 12 1311 358193.218 13342685.4000 945.98 DECM 6 1347 35823.3442 1334273.700 953.28 OCM 16 1275 35790.7086 13342796.700 945.08 DECM 8 1312 358190.218 1334270.5800 942.70 DECM 10 1348 35823.3445 1334273.5600 954.65 COM 16 1277 357772.416 13342692.0700 945.25 DECM 11 1316 35813.6667 1334275.27800 942.84 DECS 2 1351 358213.5201 13342765.900 95.85 COM 16 1279 357719.9971 13342261.100 944.43 DECM 9 1316	1269	357933.8565	13342683.6100	953.53	CONM 6	1304	358148.3784	13342639.1000	952.78	DECS 4	1337	358121.2742	13342787.8400	943.32	DECS 3
1272 33742.014 1342714.030 947.72 CONM 7 139 358210.0802 134278.9300 951.94 DECM 9 1.342 35824.524 1334279.3300 955.67 MSTD 3 B 1273 337538.0158 13342726.520 945.36 DECS 3 1310 358222.4195 13342849.4900 951.89 DECM 9 1343 35824.54872 1334273.3300 955.67 MSTD 3 B 1275 337697.0561 13342207.3200 945.08 DECM 8 1131 35819.6191 1334270.3300 942.72 DEC5 4 1343 35823.5445 13342743.700 953.68 COM1 6 1276 35797.0486 1334280.1700 945.85 DECS 1 1315 35818.5271 1334270.3700 942.74 DECS 2 1351 358229.8980 1334276.8900 95.67 COM 16 1278 357712.9917 1334280.1700 945.45 DECS 4 1316 35818.667 134275.9700 942.84 DECS 2 1351 35821.5421 1334276.8700 95.86 COM 17 1281 35771.9917 1334280.1700 944.43 DECS 4 1311 35816.5	1270	357932.9485	13342697.7500	950.48	CONM 11	1307	358173.7584	13342654.8300	952.49	DECM 6	1338	358107.0559	13342805.8900	942.82	DECS 4
1273 357938.018 1342726.520 94.6.8 DECS 3 1310 38222.419 1342694.4900 951.89 DECM 9 1343 35223.742 1342746.5200 94.60 DECS 4 1274 357596.6233 13342794.6700 945.21 DECM 12 1311 358179.797 1342695.6000 94.98 DECM 6 1343 35823.742 1343274.5200 958.65 MSTC 2 9 1275 357807.0968 1342695.2000 946.38 DECS 4 1313 358179.5217 1342769.200 946.38 OECS 4 1342 35827.421 134276.5800 955.69 CONN 6 1276 357779.2157 1342769.2000 946.38 OECS 3 1315 35818.2471 1342757.900 942.84 OECS 4 1351 35821.3447 0.0001 1342 1342768.800 955.69 CONN 6 1278 357719.6784 1342762.200 946.35 DECS 4 1318 35816.603 1342670.3100 951.11 CONS 5 1353 35821.5303 134276.800 95.60 CONN 6 1280 35772.7061 134270.8100 94.62 DECM 4	1271	357947.8170	13342699.9600	950.15	CONM 13	1308	358193.1251	13342676.5500	951.18	DECM 9	1340	357914.5122	13342677.4800	955.33	MSTD 6 2
1274 357959.6233 1342794.8700 945.21 DECM 1311 358179.737 1342895.6000 944.86 DECM 6 1347 358223.7482 1342734.2000 956.95 MGTC 2 g 1275 357907.0664 1342807.3200 945.08 DECM 8 1312 358190.2151 1342705.2500 942.78 DECG 4 1346 35823.3745 13342735.4000 955.26 CONM 16 1276 35778.175 1342760.3200 945.38 DECC 3 1315 358186.5247 13342705.900 942.25 DECM 4 1350 35823.5445 1334276.500 955.06 CONM 7 1277 35779.1978 13342705.200 945.25 DECM 4 1351 35813.6671 134275.7900 942.64 DECS 2 1351 35821.5373 134276.500 955.80 CONM 10 1280 357719.7917 1342810.1100 944.43 DECS 4 134273.300 951.81 COM 5 1352 35821.5373 1342774.300 955.80 CONM 10 1281 35774.7306 134270.8100 944.43 DECM 6 13426 35819.6261 134277.5700 953.	1272	357942.0144	13342714.0300	947.72	CONM 7	1309	358210.0802	13342678.9500	951.94	DECM 9	1342	358240.5245	13342793.8300	955.67	MSTD 3 8
1275 357907.0968 1342807.3200 945.08 DECM 8 1112 358190.2183 13342702.5300 942.78 DECS 4 1348 35823.3745 134273.7700 953.26 COMN 1 6 1276 357894.7305 13342759.5000 946.14 DECS 2 1313 358191.6319 13342702.5900 942.78 DECS 4 1349 35823.3745 1334275.36100 954.16 COMN 7 1277 357777.2161 13342809.1700 945.25 DECM 11 1316 35819.6671 134272.9200 946.26 DECS 2 1350 358213.642 134276.5900 955.65 COM 10 1279 357719.917 13342705.100 944.43 DECS 4 1316 35814.6431 1342670.5100 951.11 CON 5 1352 358213.6421 134276.500 955.86 DECS 4 1318 35814.6341 1342670.5100 951.11 CON 5 1353 358215.4521 354275.700 953.86 COM 10 1281 357717.9761 13342705.100 951.11 CON 5 1354 35819.02861 1342770.200 953.86 COM 10 1354 358204.1347 <t< td=""><td>1273</td><td>357938.0158</td><td>13342726.5200</td><td>946.36</td><td>DECS 3</td><td>1310</td><td>358222.4195</td><td>13342694.4900</td><td>951.89</td><td>DECM 9</td><td>1343</td><td>358243.8472</td><td>13342768.5200</td><td>954.60</td><td>DECS 3</td></t<>	1273	357938.0158	13342726.5200	946.36	DECS 3	1310	358222.4195	13342694.4900	951.89	DECM 9	1343	358243.8472	13342768.5200	954.60	DECS 3
1276 357894.7305 1342759.0300 946.14 DECS 2 1313 358191.6319 1342703.1500 943.10 DECM 10 1349 358233.5445 1342753.6100 954.16 CONM 7 1277 357779.2157 1342760.2300 946.38 DECS 3 1315 358185.2471 1342705.9800 942.52 DECM 8 1350 358233.5445 1342765.9800 955.09 CONM 6 1278 357779.78168 13342705.1700 944.23 DECS 5 1317 35818.6667 13342779.2900 942.84 DECS 2 1351 358213.5472 13342785.8700 995.58 CONM 10 1281 357719.7684 13342703.1900 944.24 DECM 10 1320 35814.4341 13342651.500 951.88 CONN 5 1353 358213.5071 1334275.200 953.86 COM 10 1282 357787.2761 13342701.900 94.42 DECM 10 1320 35811.0761 1334265.500 953.84 CONN 5 1355 358198.0256 1334275.727.0280 953.86 COM 10 1283 357727.2161 1334270.1700 955.35 DECM 10 1322 <td>1274</td> <td>357959.6233</td> <td>13342794.8700</td> <td>945.21</td> <td>DECM 12</td> <td>1311</td> <td>358179.7397</td> <td>13342695.6000</td> <td>944.98</td> <td>DECM 6</td> <td>1347</td> <td>358223.7482</td> <td>13342734.2900</td> <td>958.95</td> <td>MSTC 2 9</td>	1274	357959.6233	13342794.8700	945.21	DECM 12	1311	358179.7397	13342695.6000	944.98	DECM 6	1347	358223.7482	13342734.2900	958.95	MSTC 2 9
1277 35779 2157 1342760.2300 946.38 0ECS 3 1315 358185.247 13342705.9800 942.52 DECM 8 1350 35829.898 13342766.9900 955.09 CONM 6 1278 357712.918 1334280.1100 944.52 DECM 11 1316 35818.6667 1342727.9200 942.84 DECS 2 1351 358213.5428 1334276.9200 955.08 CONM 6 1280 35771.9917 13342870.100 944.43 DECS 5 1318 35818.667 1334270.9800 951.11 CONS 3 1352 358213.542 1334276.7400 955.88 DECS 4 1281 35771.7306 13342703.0600 944.94 DECM 10 1320 35811.4767 13342853.900 951.98 CONS 5 1355 35819.2868 13342775.900 953.84 CONM 10 1284 35772.71819 1334270.4700 953.50 DCOM 10 1322 35813.6397 13342669.900 954.30 CONM 16 1355 35819.2868 13342775.900 953.84 COM 12 1284 35772.71819 13342650.4000 955.10 CONM 3 1322 35	1275	357907.0968	13342807.3200	945.08	DECM 8	1312	358190.2193	13342702.5300	942.78	DECS 4	1348	358230.3745	13342743.7700	953.26	CONM1 6
1278 55772.418 13342809.1700 945.25 DECM 11 1316 358138.666 1342757.9200 942.44 DECS 2 1279 357719.9917 13342810.1100 944.43 DECS 5 1317 358138.666 1342757.9200 942.84 DECS 2 1280 557719.7584 1334276.2400 946.95 DECS 4 1318 35814.6261 1342729.3600 945.66 DECS 2 1281 357741.7306 13342703.9000 947.84 DECM 10 1318 35814.4341 13342853.900 951.8 CONM 5 1354 358204.137 1334275.200 953.72 CONM 10 1281 35772.7501 13342703.900 945.45 DECM 10 1320 35811.7074 1334285.3000 951.8 CONM 5 1354 358204.137 13342750.200 953.8 CONM 10 1284 35772.7501 13342703.900 954.80 CONM 8 1322 35813.6397 13342653.900 954.30 DECM 7 1356 35819.258 13342776.970 953.8 CONM 10 1284 357747.2612 13342650.3000 955.10 CON 3 1322 <td>1276</td> <td>357894.7305</td> <td>13342759.0300</td> <td>946.14</td> <td>DECS 2</td> <td>1313</td> <td>358191.6319</td> <td>13342703.1500</td> <td>943.10</td> <td>DECM 10</td> <td>1349</td> <td>358233.5445</td> <td>13342753.6100</td> <td>954.16</td> <td>CONM 7</td>	1276	357894.7305	13342759.0300	946.14	DECS 2	1313	358191.6319	13342703.1500	943.10	DECM 10	1349	358233.5445	13342753.6100	954.16	CONM 7
1279 357719.9917 13342810.1100 944.43 DECS 5 1317 558149.2247 13342729.3600 946.56 DECS 2 1352 358213.0727 13342785.4700 955.88 DECS 4 1280 357719.7684 13342762.2400 946.95 DECS 4 1318 358161.6036 13342670.3100 951.11 CONS 3 1353 358213.0727 13342755.4200 955.88 DECS 4 1281 357714.7306 13342700.600 94.94.2 DECM 10 1320 35811.7054 13342651.5300 953.94 CONS 5 1355 35819.9.8266 13342770.2800 953.88 CONM 10 1283 35772.7161 13342670.400 954.80 CONM 8 1322 35811.7054 13342663.900 954.30 CONS 5 1355 35819.9.8266 13342775.970 955.88 CONM 10 1284 35772.7181 13342670.400 955.01 CONM 8 1322 35818.6992 13342685.900 954.30 DECM 7 1358 35816.7500 952.88 CONM 12 1286 35777.2612 13342658.400 955.01 CONS 3 1322 35814.5653	1277	357779.2157	13342760.2300	946.38	DECS 3	1315	358185.2471	13342705.9800	942.52	DECM 8	1350	358229.8996	13342766.9900	955.09	CONM 6
1280 357719.7684 1342762.2400 946.95 DECS 4 1318 388161.6036 13342670.3100 951.11 CONS 3 1353 358215.5303 1334277.3300 95.72 CONN 10 1281 357741.7306 1342703.0600 94.42 DECM 9 1319 358144.341 13342653.9000 951.98 CONM 5 1354 358215.5303 1334277.0200 955.03 CONM 6 1282 357752.7050 1334208.1000 94.42 DECM 10 1320 358117.076 1334265.9000 951.94 CONS 5 1355 35819.9.266 13342775.900 953.08 CONM 10 1283 357727.819 13342603.000 951.00 DECM 8 1322 35816.6992 13342663.900 954.03 CONM 6 1357 35817.732 13342775.900 953.08 CONM 10 1284 357727.819 13342663.000 955.01 CONS 3 1322 35816.892 13342665.900 954.30 DECM 7 1358 35816.7059 13342784.900 955.70 DECM 8 CONM 12 1287 35772.6561 13342630.400 955.86 MSTD 3 8 <td< td=""><td>1278</td><td>357772.4186</td><td>13342809.1700</td><td>945.25</td><td>DECM 11</td><td>1316</td><td>358138.6667</td><td>13342757.9200</td><td>942.84</td><td>DECS 2</td><td>1351</td><td>358213.5442</td><td>13342769.8500</td><td>954.65</td><td>CONM 10</td></td<>	1278	357772.4186	13342809.1700	945.25	DECM 11	1316	358138.6667	13342757.9200	942.84	DECS 2	1351	358213.5442	13342769.8500	954.65	CONM 10
1281357741.73061342730.0600947.84DECM 91319358144.34113342653.9000951.98COMM 51354358204.13471334275.4200952.60CONM 61282357752.705013342708.1900949.42DECM 101320358131.705413342651.5300953.94CONS 51355358199.826613342770.2800953.38CONM 101283357727.21611334270.4000955.35DECM 101321358117.4761334265.9200954.82MSTD 513561356358199.826613342775.9700953.08CONM 121285357727.81913342670.0400957.10DECM 81322358133.639713342665.9200954.30CONM 61357358199.258613342778.300951.02DECM 81286357747.261213342663.0400955.01CONS 31322358144.58313342665.900950.35MSTC 2135835816.57591334278.8300951.02DECM 81286357719.474913342653.0600955.05MSTD 41322358133.871213342695.8600950.35MSTC 2136035817.7091013342774.5000942.92DECS 31288357719.474913342653.6600955.66MSTD 31322358133.871213342704.0700949.78CONM 14136135817.7091013342774.5000942.92DECS 31280357452.753513342664.400965.16DECM 6132235813.871213342705.200954.39MSTC 21362	1279	357719.9917	13342810.1100	944.43	DECS 5	1317	358149.2247	13342729.3600	946.56	DECS 2	1352	358213.0727	13342785.4700	955.88	DECS 4
1282 35752.7050 1342708.1900 94.942 DECM 10 1320 358131.7054 13342651.5300 953.94 CONS 5 1355 358199.826 1342770.2800 953.38 CONM 10 1283 357727.2161 13342703.4700 953.53 DECM 10 1321 358117.4767 13342650.8600 954.82 MSTD 5 6 1356 358199.8268 13342770.2800 953.08 CONM 12 1284 357734.5653 13342670.0400 957.10 DECM 8 1322 358136.397 13342685.9300 954.30 CONM 6 1357 358199.8268 13342775.9700 953.08 CONM 12 1285 357727.8199 13342670.0400 955.01 CONS 3 1324 358149.0522 13342685.900 954.30 DECM 7 1358 358169.0539 13342774.3500 951.02 DECM 8 1286 557747.2612 13342630.4000 955.66 MSTD 3 8 1322 35814.5551 13342695.860 950.22 CONN 10 1359 358169.0539 13342774.3500 942.92 DECS 3 1287 357719.4749 13342638.600 955.86 MSTD 3 8 <	1280	357719.7684	13342762.2400	946.95	DECS 4	1318	358161.6036	13342670.3100	951.11	CONS 3	1353	358215.5303	13342747.3300	953.72	CONM 10
1283 35772.2161 13342703.4700 953.53 DECM 10 1321 358117.4767 13342650.8600 954.82 MSTD 5 6 1356 358190.2586 1334275.9700 953.08 CONM 12 1284 357734.5653 13342691.700 954.80 CONM 8 1322 35813.6397 1334265.9200 954.03 CONM 6 1357 35817.7.72 1334275.9700 953.08 CONM 12 1285 357727.8199 1334260.0400 957.10 DECM 8 1323 35816.8992 13342685.9300 954.30 DECM 7 1358 35816.5799 134278.9300 951.02 DECM 8 1286 357747.2612 13342683.400 955.01 CONS 3 1322 35814.5853 13342695.8600 950.35 MSTC 2 6 1350 358169.0539 1342774.5800 942.92 DECS 3 1287 357719.4749 13342681.5500 955.05 MSTD 4 6 1322 358175.451 1342704.0700 949.78 CONM 14 1361 358177.910 1342774.5800 942.92 DECS 3 1289 357452.7535 13342681.5509 962.86 MSTD 3 3 1322 <td>1281</td> <td>357741.7306</td> <td>13342730.0600</td> <td>947.84</td> <td>DECM 9</td> <td>1319</td> <td>358144.4341</td> <td>13342653.9000</td> <td>951.98</td> <td>CONM 5</td> <td>1354</td> <td>358204.1347</td> <td>13342755.4200</td> <td>952.60</td> <td>CONM 6</td>	1281	357741.7306	13342730.0600	947.84	DECM 9	1319	358144.4341	13342653.9000	951.98	CONM 5	1354	358204.1347	13342755.4200	952.60	CONM 6
1284 357734.5653 13342689.1700 954.80 CONM 8 1322 358133.6397 13342663.9200 954.03 CONM 6 1357 358179.7327 13342783.4100 952.88 CONM 12 1285 357727.8199 13342663.3400 955.01 CONS 3 1322 35816.8992 13342685.9300 954.30 DECM 7 1358 35816.5790 13342788.9300 951.02 DECM 8 1286 35777.2612 13342683.400 955.01 CONS 3 1324 35814.5853 13342695.800 950.22 CONM 10 1359 35816.0539 1334278.9300 945.97 MSTD 2 2 1287 357752.6561 13342630.4000 955.86 MSTD 3 8 1322 35814.5853 13342695.8600 950.35 MSTC 2 6 1360 358157.8846 13342770.8500 942.92 DECS 3 1288 357719.4749 13342681.5500 952.86 MSTD 3 3 1327 35813.8712 13342708.2500 954.39 MSTC 8 2 1362 35817.829 1342724.8502 942.94 MSTD 4 6 1290 357452.7535 13342694.4400 965.16 DECM 6 <td< td=""><td>1282</td><td>357752.7050</td><td>13342708.1900</td><td>949.42</td><td>DECM 10</td><td>1320</td><td>358131.7054</td><td>13342651.5300</td><td>953.94</td><td>CONS 5</td><td>1355</td><td>358199.8266</td><td>13342770.2800</td><td>953.38</td><td>CONM 10</td></td<>	1282	357752.7050	13342708.1900	949.42	DECM 10	1320	358131.7054	13342651.5300	953.94	CONS 5	1355	358199.8266	13342770.2800	953.38	CONM 10
1285 357727.8199 13342670.0400 957.10 DECM 8 1286 357727.8199 13342680.3400 955.01 CONS 3 1323 358126.8992 13342681.520 950.22 CONM 10 1358 358165.7590 13342788.9300 945.97 MSTD 2.2 1287 357752.6561 13342680.3400 955.06 MSTD 3.8 1323 35814.8583 13342695.8600 950.22 CONM 10 1359 358150.539 13342774.3500 945.97 MSTD 2.2 1288 357752.6561 13342683.0600 955.06 MSTD 3.8 1322 35814.8583 13342695.8600 950.35 MSTC 2.6 1360 35817.0910 13342774.3500 942.92 DECM 3 1289 357648.3299 13342694.4400 965.16 DECM 6 1323 35817.182 13342704.070 949.78 CONM 14 1361 35817.0910 1334273.8600 942.92 DECM 14 1290 357452.753 13342694.4400 965.16 DECM 6 1329 35812.4971 13342756.500 955.95 CONM 11 1363 35820.0291 13342721.800 943.07 DECM 13	1283	357727.2161	13342703.4700	953.53	DECM 10	1321	358117.4767	13342650.8600	954.82	MSTD 5 6	1356	358190.2586	13342775.9700	953.08	CONM 12
1286 357747.2612 13342668.3400 955.01 CONS 3 1287 357752.6561 13342630.4900 955.86 MSTO 3 8 1288 357719.4749 13342638.0500 958.09 MSTO 4 6 1289 357648.3299 13342681.5500 962.86 MSTO 3 3 1320 358175.2657 13342694.400 965.16 DECM 6 1322 358127.1829 13342704.0700 949.78 CONM 14 1361 358177.0910 13342774.5600 942.92 DECS 3 1290 357648.3299 13342694.400 965.16 DECM 6 1322 358127.1829 13342768.080 953.49 CONM 14 1361 358177.0910 13342774.500 942.92 DECS 3 1290 357452.7555 13342694.400 965.16 DECM 6 1329 358127.1829 13342768.080 953.49 CONM 11 1363 358204.0279 1334271.3800 943.07 DECM 13 1291 357645.649 13342712.7800 966.35 MSTO 3 2 1330 358111.2821 13342739.910 948.15 CONM 11 1365 358199.5927 1334271.3000 943	1284	357734.5653	13342689.1700	954.80	CONM 8	1322	358133.6397	13342663.9200	954.03	CONM 6	1357	358179.7327	13342783.4100	952.88	CONM 12
1287 357752.6561 13342630.4900 955.86 MSTD 3 8 1325 358144.5853 13342695.8600 950.35 MSTC 2 6 1360 358157.8846 13342770.8500 942.92 DECS 3 1288 357719.4749 13342638.0600 958.09 MSTD 4 6 1326 358133.8712 13342704.0700 949.78 CONM 14 1361 358177.0910 13342753.6400 942.94 MSTD 4 6 1289 357648.3299 13342691.4500 962.86 MSTD 3 3 1327 358107.5463 13342708.2500 953.49 CONM 14 1361 358177.0910 13342724.8502 942.94 MSTD 4 6 1290 357452.7535 13342694.4400 965.16 DECM 6 1328 358127.1829 13342708.2500 953.49 CONM 11 1363 358204.0279 1334271.3800 943.07 DECM 13 1291 357257.6727 13342696.4800 966.35 MSTD 3 2 1330 358111.2821 13342735.5700 952.56 CONM 11 1364 358204.0279 13342716.2000 943.72 DECM 13 1292 357063.6549 13342712.7800 966.35 MST	1285	357727.8199	13342670.0400	957.10	DECM 8	1323	358126.8992	13342685.9300	954.30	DECM 7	1358	358165.7590	13342788.9300	951.02	DECM 8
1288 357719.4749 13342638.0600 958.09 MSTD 4 6 1326 358133.8712 13342704.0700 949.78 CONM 14 1361 358177.0910 13342753.6400 942.94 MSTD 4 6 1289 357648.3299 13342681.5500 962.86 MSTD 3 3 1327 358107.5463 13342708.2500 954.39 MSTC 8 2 1362 358197.8453 13342724.8502 942.84 MSTD 4 6 1290 357452.7535 13342694.4400 965.16 DECM 6 1328 358127.1829 13342708.2500 953.49 CONM 11 1363 358204.0279 13342721.3800 943.07 DECM 13 1291 357257.6727 13342696.4800 962.68 DECS 5 1329 358111.2821 13342735.5700 952.56 CONM 11 1364 358204.0279 13342716.2000 941.98 DECS 5 1292 357063.6549 13342712.7800 966.35 MSTD 3 2 1330 358111.2821 13342735.5700 952.56 CONM 11 1364 358204.8279 1334271.0000 943.72 DECM 13 1293 356864.2649 13342756.9900 966.35 MSTD	1286	357747.2612	13342668.3400	955.01	CONS 3	1324	358149.0522	13342681.5200	950.22	CONM 10	1359	358169.0539	13342774.3500	945.97	MSTD 2 2
1289 357648.3299 13342681.5500 962.86 MSTD 3 3 1327 358107.5463 13342708.2500 954.39 MSTC 8 2 1362 358197.8445 13342724.8502 942.68 MSTD 4 6 1290 357452.7535 13342694.4400 965.16 DECM 6 1328 358127.1829 13342726.0800 953.49 CONN 11 1363 358204.0279 13342721.3800 943.07 DECM 13 1291 357257.6727 13342696.4800 962.68 DECS 5 1329 358123.4971 13342735.5700 952.56 CONM 11 1364 358204.0279 13342716.2000 941.98 DECS 5 1292 357063.6549 13342712.7800 966.35 MSTD 3 2 1330 358111.2821 13342728.0500 949.55 DECM 9 1365 358199.5927 13342716.2000 943.72 DECM 13 1293 356864.2649 13342756.9900 966.83 DECS 3 1331 358111.5215 13342739.9100 948.15 CONM 12 1366 358202.8266 13342708.9600 942.74 DECM 10 1295 35798.9189 13342606.6600 953.52 DECM 12 </td <td>1287</td> <td>357752.6561</td> <td>13342630.4900</td> <td>955.86</td> <td>MSTD 3 8</td> <td>1325</td> <td>358144.5853</td> <td>13342695.8600</td> <td>950.35</td> <td>MSTC 2 6</td> <td>1360</td> <td>358157.8846</td> <td>13342770.8500</td> <td>942.92</td> <td>DECS 3</td>	1287	357752.6561	13342630.4900	955.86	MSTD 3 8	1325	358144.5853	13342695.8600	950.35	MSTC 2 6	1360	358157.8846	13342770.8500	942.92	DECS 3
1290 357452.7535 13342694.4400 965.16 DECM 6 1328 358127.1829 13342726.0800 953.49 CONM 11 1363 358204.0279 13342721.3800 943.07 DECM 13 1291 357257.6727 13342696.4800 962.68 DECS 5 1329 358123.4971 13342735.5700 952.56 CONM 11 1364 358204.0279 13342716.2000 941.98 DECS 5 1292 357063.6549 13342712.7800 966.35 MSTD 3 2 1330 358111.2821 13342728.0500 949.55 DECM 9 1365 35819.5927 13342716.2000 943.72 DECM 13 1293 356864.2649 13342756.9900 966.83 DECS 3 1331 358111.5215 13342739.9100 948.15 CONM 12 1366 358202.8266 13342708.9600 942.74 DECM 10 1295 35798.9189 13342666.6600 953.52 DECM 12 1332 358110.0711 1342752.8500 946.85 CONM 14 1367 358179.9471 13342705.3857 942.92 DECS 2 1295 35798.9189 13342666.6600 953.52 DECM 12	1288	357719.4749	13342638.0600	958.09	MSTD 4 6	1326	358133.8712	13342704.0700	949.78	CONM 14	1361	358177.0910	13342753.6400	942.94	MSTD 4 4
1291 357257.6727 13342696.4800 962.68 DECS 5 1329 358123.4971 13342735.5700 952.56 CONM 11 1364 35820.6895 13342716.2000 941.98 DECS 5 1292 357063.6549 13342712.7800 966.35 MSTD 3 2 1330 358111.2821 13342728.0500 949.55 DECM 9 1365 35819.5927 13342713.0000 943.72 DECM 13 1293 356864.2649 13342756.9900 966.83 DECS 3 1331 358111.5215 13342739.9100 948.15 CONM 12 1366 358202.8266 13342708.9600 942.74 DECM 10 1295 35798.9189 13342606.6600 953.52 DECM 12 1332 358110.0711 1342752.8500 946.85 CONM 14 1367 35817.9471 13342705.3857 942.92 DECS 2 1295 35798.9189 13342606.6600 953.52 DECM 12 1332 358110.0711 1342752.8500 946.85 CONM 14 1367 35817.9471 13342705.3857 942.92 DECS 2	1289	357648.3299	13342681.5500	962.86	MSTD 3 3	1327	358107.5463	13342708.2500	954.39	MSTC 8 2	1362	358197.8445	13342724.8502	942.68	MSTD 4 6
1292 357063.6549 13342712.7800 966.35 MSTD 3 2 1330 358111.2821 13342728.0500 949.55 DECM 9 1365 358199.5927 13342713.0000 943.72 DECM 13 1293 356864.2649 13342756.9900 966.83 DECS 3 1331 358111.5215 13342739.9100 948.15 CONM 12 1366 358202.8266 13342708.9600 942.74 DECM 10 1295 35798.9189 13342606.6600 953.52 DECM 12 1332 358110.0711 13342752.8500 946.85 CONM 14 1367 358197.9471 13342705.3857 942.92 DECS 2	1290	357452.7535	13342694.4400	965.16	DECM 6	1328	358127.1829	13342726.0800	953.49	CONM 11	1363	358204.0279	13342721.3800	943.07	DECM 13
1293 356864.2649 13342756.9900 966.83 DECS 3 1331 358111.5215 13342739.9100 948.15 CONM 12 1366 358202.8266 13342708.9600 942.74 DECM 10 1295 357998.9189 13342606.6600 953.52 DECM 12 1332 358110.0711 13342752.8500 946.85 CONM 14 1367 35817.9471 13342705.3857 942.92 DECS 2	1291	357257.6727	13342696.4800	962.68	DECS 5	1329	358123.4971	13342735.5700	952.56	CONM 11	1364	358200.6895	13342716.2000	941.98	DECS 5
1295 357998.9189 13342606.6600 953.52 DECM 12 1332 358110.0711 13342752.8500 946.85 CONM 14 1367 358197.9471 13342705.3857 942.92 DECS 2	1292	357063.6549	13342712.7800	966.35	MSTD 3 2	1330	358111.2821	13342728.0500	949.55	DECM 9	1365	358199.5927	13342713.0000	943.72	DECM 13
	1293	356864.2649	13342756.9900	966.83	DECS 3	1331	358111.5215	13342739.9100	948.15	CONM 12	1366	358202.8266	13342708.9600	942.74	DECM 10
1297 358037.3874 13342622.0100 953.97 DECM 11 1333 358096.6604 13342755.5200 950.60 CONM 10 1368 358144.0840 13342798.4000 943.94 DECM 8	1295	357998.9189	13342606.6600	953.52	DECM 12	1332	358110.0711	13342752.8500	946.85	CONM 14	1367	358197.9471	13342705.3857	942.92	DECS 2
	1297	358037.3874	13342622.0100	953.97	DECM 11	1333	358096.6604	13342755.5200	950.60	CONM 10	1368	358144.0840	13342798.4000	943.94	DECM 8



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FIELD BOOK INFORMATION - FULL SCALE

*Data collected	betaeen	12/1	*	12/3	01	2020

WADE TRIM 25251 Northline Rd. Taylor, MI 48180 734.947.9700 www.wadetrim.com

ISLAND LAKE NORTH BAY 50444 DRAKES BAY DR NOVI, MI 48374

SHEET LOCATION TABLE ISLAND LAKE TREE SURVEY 12 OF

JOB NO.

INB2001

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		Tree Tal	ble				Tree To	ble				Tree To	ble	
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE	POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE	POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1369	358110.7072	13342865.1100	947.08	DECM 9	1401	358208.4367	13343382.4100	956.49	MSTD 14 2	1431	358280.0847	13343761.6300	955.53	CONM 6
1370	358114.3800	13342920.2200	947.48	DECM 12	1402	358231.2747	13343369.1600	957.09	DECS 5	1432	358276.0573	13343774.9700	955.92	DECS 5
1371	358073.9501	13342949.8600	946.26	DECM 12	1403	358245.1863	13343365.2000	956.58	CONS 4	1433	358293.7973	13343788.1300	956.36	MSTD 3 8
1372	358073.5783	13343002.7500	946.48	DECM 13	1404	358264.4376	13343338.5800	958.13	MSTD 3 6	1434	358287.3298	13343720.9600	956.53	MSTD 3 8
1373	358165.3034	13342982.0500	949.80	DECM 8	1405	358262.1009	13343374.5000	957.59	MSTD 3 8	1435	358144.2008	13343799.1500	947.20	DECS 3
1374	358173.4512	13342964.8500	952.80	DECM 8	1406	358148.2794	13343431.6900	948.45	DECM 6	1436	358126.7583	13343852.7500	947.16	DECS 2
1375	358202.2922	13342964.8800	955.80	DECM 8	1407	358155.3453	13343486.8300	947.64	DECS 4	1437	358088.8096	13343853.2000	945.30	DECM 9
1376	358224.7480	13342964.3900	955.69	DECM 6	1408	358081.7733	13343512.4700	945.80	DECM 8	1438	358071.7482	13343917.2200	945.46	DECM 10
1377	358222.2747	13342980.8300	956.50	CONS 3	1409	358086.7826	13343575.0500	945.23	DECM 6	1439	358076.4951	13343952.5100	946.45	DECS 2
1378	358241.1421	13342950.5300	956.78	MSTD 3 8	1410	358191.8437	13343564.6200	950.11	DECM 12	1440	358045.4316	13344001.7000	946.07	DECS 2
1379	358247.0874	13342985.6100	956.62	MSTD 3 8	1411	358201.0738	13343539.5800	951.36	DECM 12	1441	358149.0772	13343939.4800	949.78	DECM 8
1380	358121.1804	13343091.9400	947.57	DECS 3	1412	358219.6209	13343531.6600	956.35	MSTD 11 2	1442	358156.2871	13343918.1600	950.02	DECM 11
1381	358078.5325	13343122.7300	945.27	DECM 10	1413	358219.9305	13343553.2400	958.53	CONM 9	1443	358177.6692	13343911.2500	955.01	MSTD 9 2
1382	358078.9125	13343184.5800	945.37	DECM 8	1414	358210.6804	13343572.4900	955.27	MSTD 10 2	1444	358176.8770	13343935.2900	953.39	CONS 3
1383	358180.3973	13343176.1400	951.47	DECM 7	1415	358238.1297	13343555.2400	957.79	CONM 9	1445	358156.6826	13343958.3200	953.80	MSTD 5 2
1385	358181.5717	13343151.7400	951.90	DECM 6	1416	358248.1012	13343560.4000	956.01	DECM 9	1446	358178.5814	13343958.6600	954.67	DECM 6
1386	358195.4320	13343142.5300	956.00	MSTD 5 2	1417	358242.8312	13343543.7600	959.31	CONS 4	1447	358195.0866	13343960.2900	954.00	CONS 5
1387	358208.7384	13343156.7600	956.18	DECM 7	1418	358253.0186	13343538.1400	955.66	DECM 8	1448	358199.1557	13343933.6900	955.58	DECM 10
1388	358202.0803	13343184.9500	956.94	MSTD 6 3	1419	358275.3278	13343533.9400	956.87	MSTD 2 8	1449	358211.3720	13343952.1000	954.52	CONS 3
1389	358231.3990	13343151.9600	957.18	DECS 5	1420	358267.1065	13343568.6600	956.13	MSTD 2 8	1450	358229.3820	13343936.2100	955.73	MSTD 3 8
1390	358237.0265	13343169.0200	957.01	CONS 4	1421	358150.4320	13343620.6500	947.42	DECS 3	1451	358205.1678	13343984.3600	954.88	MSTD 4 6
1391	358250.2983	13343145.7000	957.73	MSTD 3 6	1422	358153.4036	13343678.8700	947.29	DECS 4	1452	358116.2563	13344117.7400	955.31	MSTD 4 5
1392	358256.0040	13343179.2400	957.86	MSTD 3 8	1423	358179.2758	13343725.4600	948.53	CONM 8	1453	358085.9922	13344128.2800	955.72	DECM 8
1393	358131.3600	13343229.8900	947.43	DECS 4	1424	358210.7197	13343736.8600	951.64	DECM 8	1454	358082.6911	13344112.1600	954.91	CONS 4
1394	358138.4604	13343298.1900	947.59	DECS 4	1425	358227.4221	13343727.0900	955.97	MSTD 12 2	1455	358068.0537	13344106.3100	954.19	CONM 8
1395	358077.1247	13343350.0400	943.65	MSTD 5 2	1426	358238.3016	13343740.4600	954.23	CONS 5	1456	358073.0006	13344083.5900	953.84	MSTD 6 2
1397	358187.4657	13343370.8300	951.38	DECM 6	1427	358229.6750	13343754.8900	953.55	DECM 8	1457	358054.6011	13344090.0700	952.21	DECM 6
1398	358197.2751	13343350.4700	953.24	DECM 7	1428	358239.1233	13343774.1600	955.61	MSTD 7 3	1458	358054.0578	13344122.5400	955.15	MSTD 5 2
1399	358208.6367	13343336.2000	956.45	MSTD 9 2	1429	358252.7246	13343737.9300	955.07	DECM 6	1459	358038.3822	13344108.9400	951.61	DECS 5
1400	358220.7835	13343350.6500	956.57	DECS 4	1430	358264.3688	13343763.0900	956.06	CONS 2	1460	358038.2412	13344095.0800	950.42	DECS 4



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FELD BOOK INFORMATION -

ROLECT WANAGER SCOTT BLISS

	25251 Northline Rd. Taylor, MI 48180 734.947.9700 www.wadetrim.com
*Data collected between 12/1 & 12/3 of 2020	

ISLAND LAKE NORTH BAY 50444 DRAKES BAY DR NOVI, MI 48374

INB2001 SHEET LOCATION TABLE ISLAND LAKE TREE SURVEY 13 OF

		Tree Tal	ble				Tree Ta	ble				Tree Ta	ble	
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE	POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE	POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1461	357989.0972	13344070.2500	947.59	DECM 6	1492	357977.4982	13344515.5200	953.58	DECM 8	1528	357951.9178	13342681.9900	957.54	MSTD 5 2
1462	357971.3898	13344072.2600	946.75	DECM 8	1493	357992.5744	13344528.4300	955.98	CONM 9	1529	357756.7744	13342685.8300	960.30	MSTD 8 2
1463	357980.5276	13344088.0800	947.13	DECS 2	1494	357981.3414	13344533.9500	960.37	CONM 11	1530	357716.1780	13342693.4400	962.85	MSTD 11 2
1464	357932.7901	13344208.7200	947.26	DECM 6	1495	357991.3689	13344541.4500	962.16	CONM 11	1531	357567.4016	13342695.4300	958.89	MSTD 9 1
1465	357902.4404	13344237.0900	945.93	DECM 10	1496	358005.7223	13344542.2000	962.72	CONM 10	1532	357525.4301	13342703.6600	965.42	MSTD 14 2
1466	357897.8027	13344292.8500	947.47	DECM 10	1497	358002.8739	13344553.9600	958.90	MSTD 2 8	1533	357366.2794	13342704.3600	961.40	MSTD 13 2
1467	357955.9562	13344290.3600	951.40	DECM 6	1498	358014.4537	13344552.8200	959.29	CONM 10	1534	357330.2748	13342707.2000	965.87	MSTD 6 3
1468	357969.2579	13344269.8900	951.82	DECM 7	1499	358026.7322	13344545.3300	964.30	CONM 13	1535	357173.3430	13342733.1900	960.13	MSTD 5 2
1469	357976.0619	13344285.2700	954.70	DECM 7	1500	358033.1554	13344557.0600	959.98	MSTD 4 5	1536	357135.1715	13342724.0000	969.22	MSTD 5 3
1470	357966.5886	13344304.8200	953.68	DECM 6	1501	358041.4010	13344542.2400	964.15	CONM 10	1537	356978.2936	13342723.4700	965.91	MSTD 7 2
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1480	357858.7506	13344472.7000	948.22	DECM 14	1511	358032.5898	13344520.1200	955.72	CONS 4					
1481	357847.0974	13344480.7700	946.50	DECM 16	1512	358044.5150	13344473.4600	956.69	DECM 8					
1482	357859.6386	13344490.5700	948.15	DECM 13	1513	358045.5403	13344491.9600	956.17	DECS 5					
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1488	357935.0769	13344517.0600	953.17	CONM 12	1523	358246.8750	13343463.8400	964.25	MSTD 2 5					
1489	357928.8919	13344548.9500	952.47	DECM 8	1524	358220.3631	13343270.7500	964.55	DECS 5					
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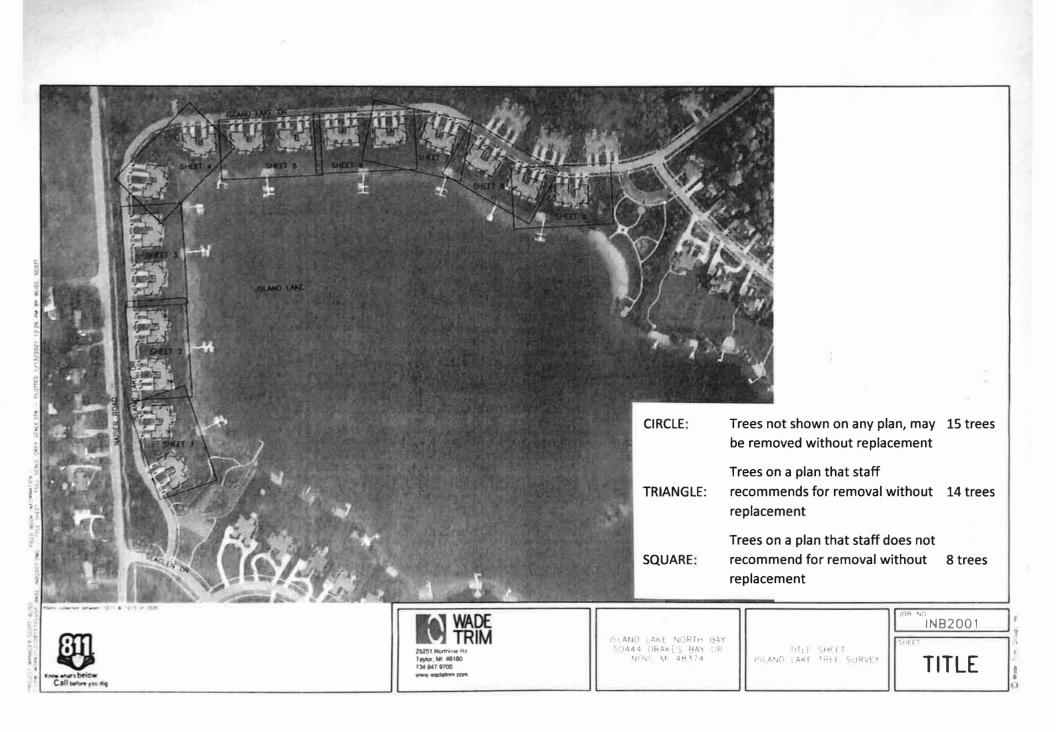
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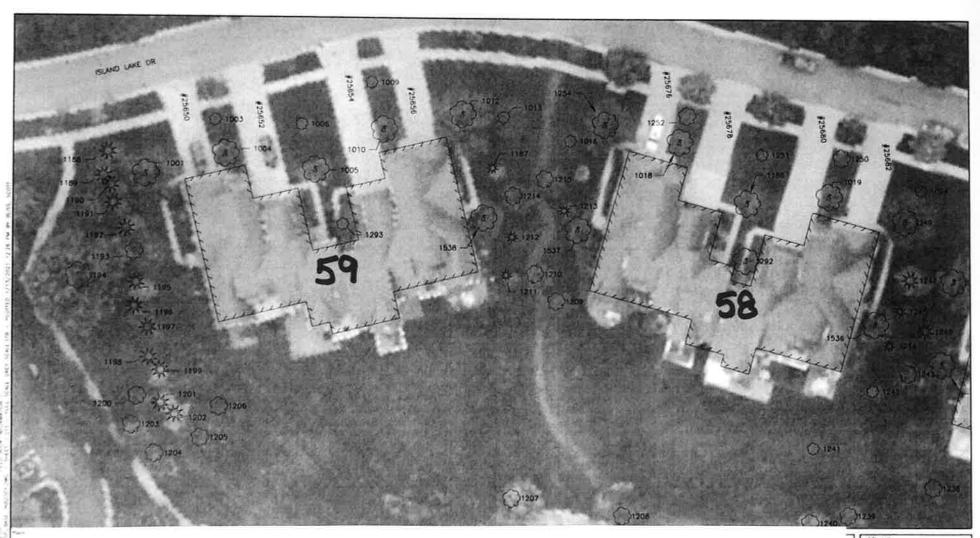
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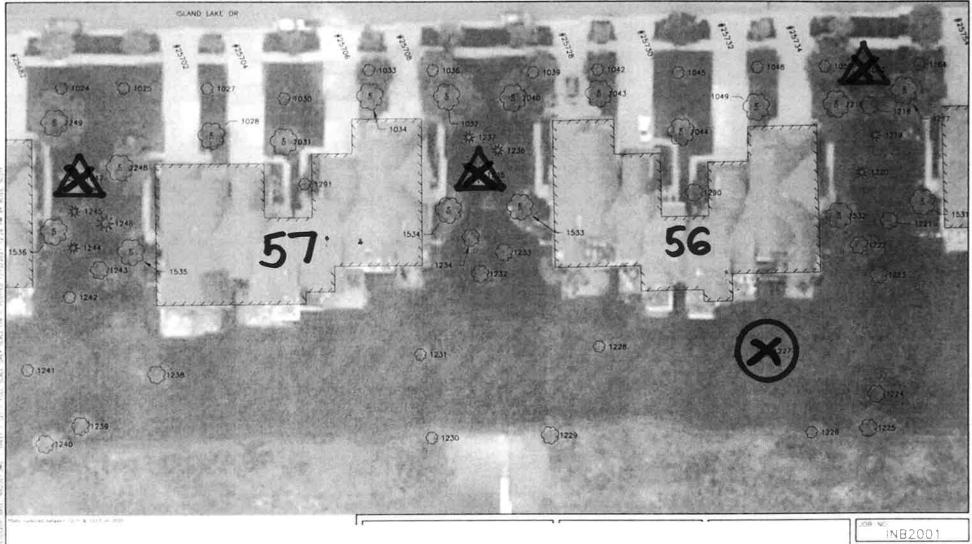
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TREE REPLACEMENT PLAN PROVIDED BY CITY LANDSCAPE ARCHITECT

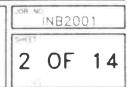


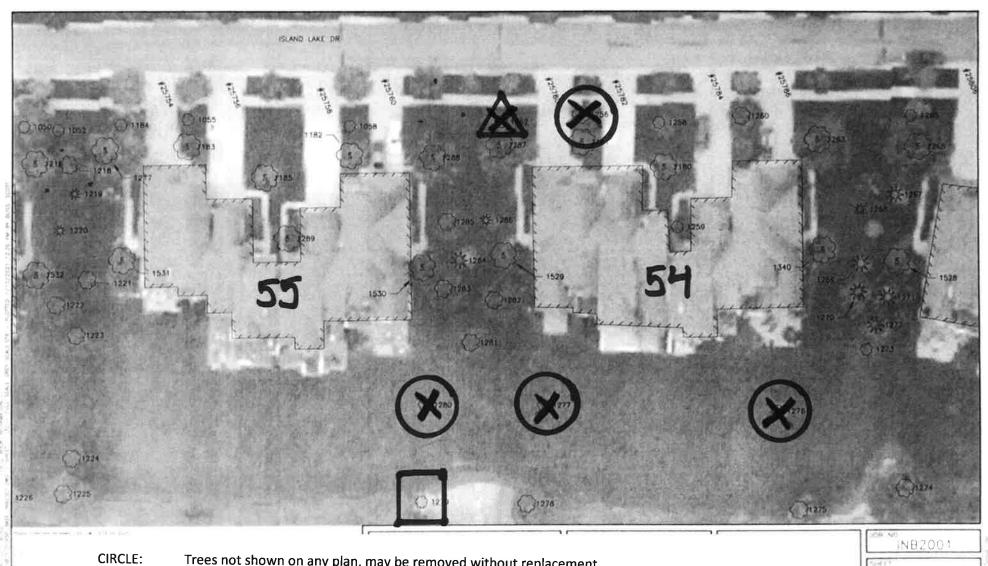


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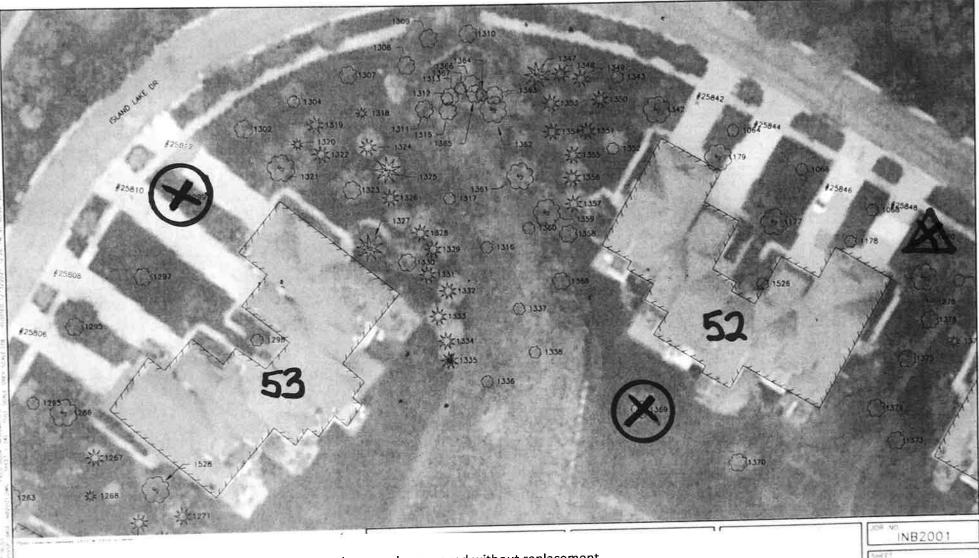
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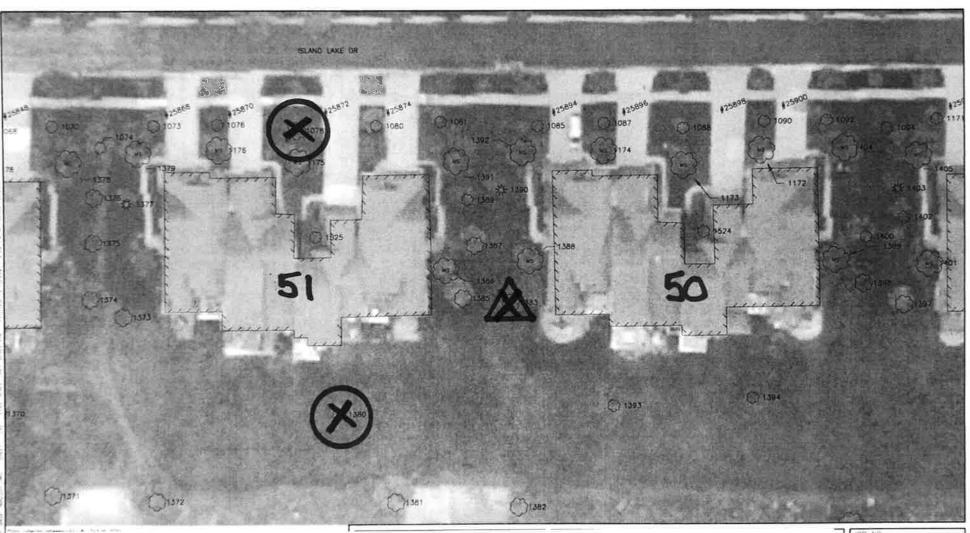


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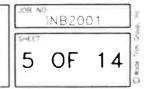
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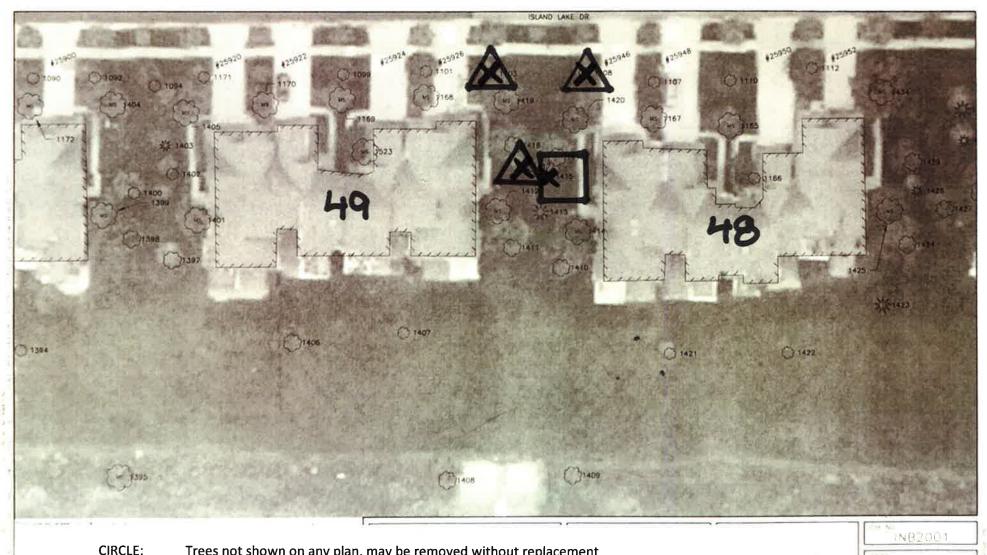
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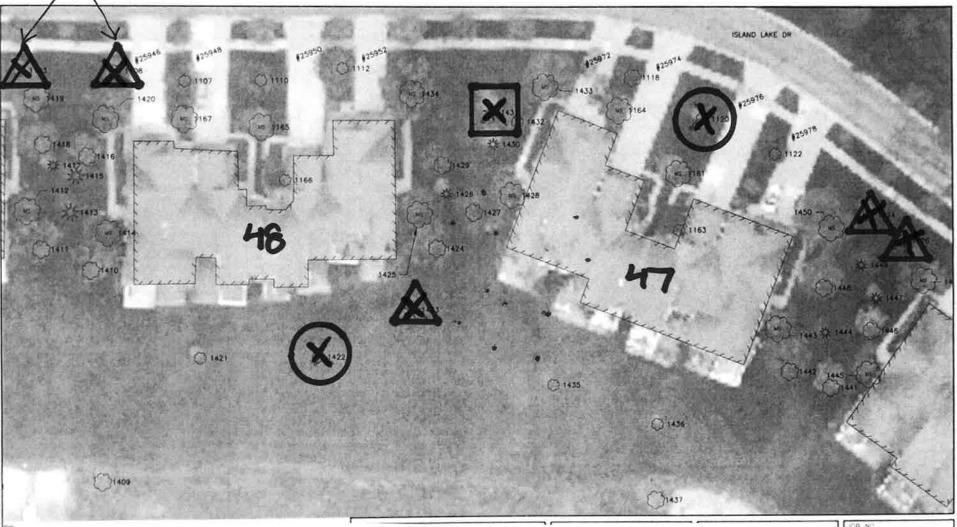




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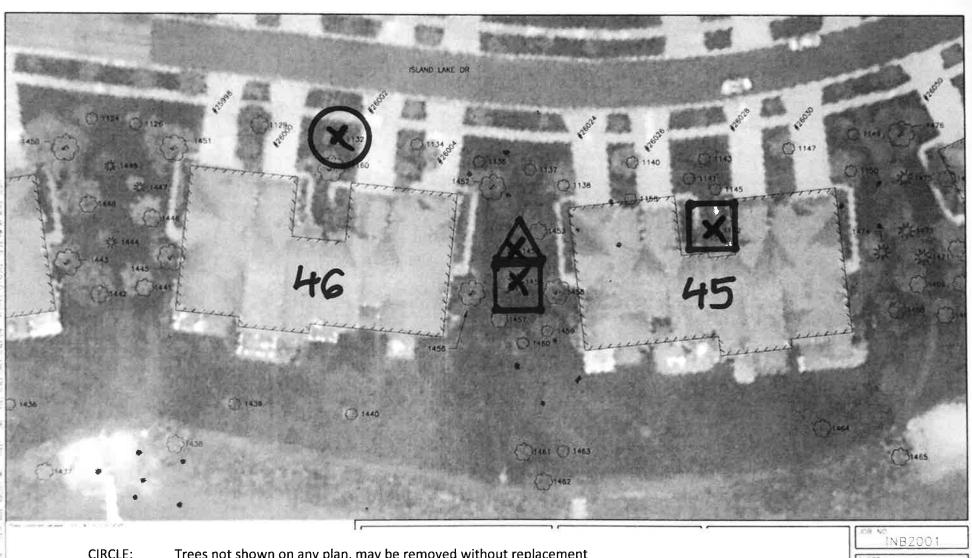
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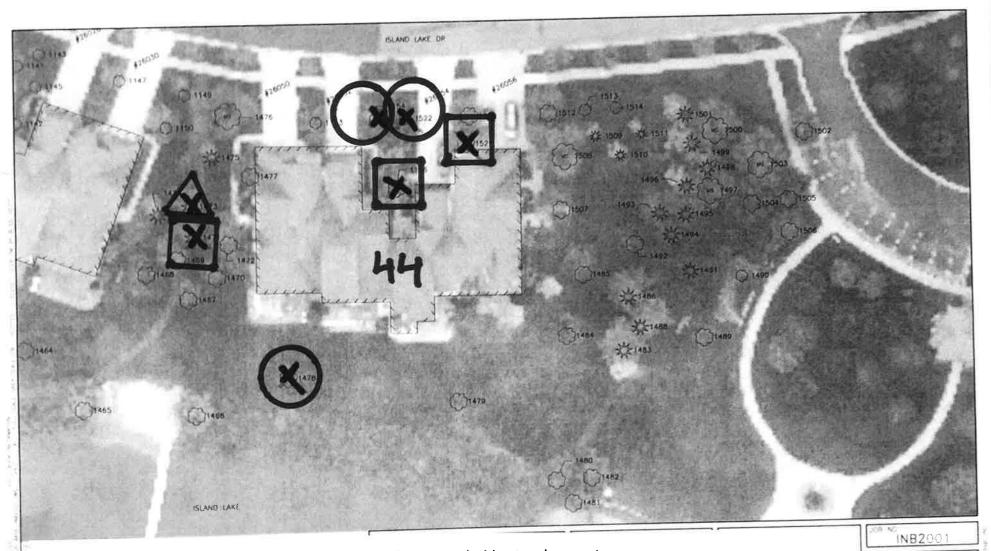
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PLANNING REVIEW



PLAN REVIEW CENTER REPORT <u>Planning Review</u> ISLAND LAKE NORTH BAY TREE REMOVALS – 1st Revision JSP 21-23 October 1, 2021

PETITIONER

Island Lake North Bay Homeowner's Association

REVIEW TYPE

Second Revised Landscape Plan

PROPERTY CHARACTERISTICS

Section	18 & 19		
Site Location	Island Lake Condos – North Bay Condominiums (Phase 6)		
Site School District	Novi Community School District		
Site Zoning	R-1, One-Family Residential (w/ RUD); RA, Residential Acreage (w/ RUD)		
Adjoining Zoning	North	MH, Mobile Home	
	East	R-1, One-Family Residential (w/RUD); RA, Residential Acreage	
	West	PD, Planned Development District (South Lyon)	
	South	RA, Residential Acreage (w/RUD)	
Current Site Use	Residential		
Adjoining Uses	North	Multi-Family Residential	
	East	Single-Family Residential	
	West	Single-Family Residential	
	South	Single-Family Residential	
Site Size	Approximately 26.6 acres		
Plan Date	September 9, 2021		

PROJECT SUMMARY

On July 14, 2021, a Public Hearing regarding the request to authorize removal of 31 landscape trees from the Island Lake North Bay community was presented before the Planning Commission. The Planning Commission <u>approved 31 landscape tree removals contingent upon the replacement of 13 landscape trees that were identified on the original and/or subsequent RUD plans</u>. The Planning Commission's motion also required that the applicant provide the City's Landscape Architect with a revised Landscape Plan showing the approved tree removals that could be referenced moving forward.

Additionally, the Planning Commission approved the request as a minor amendment to the RUD Plan, based on and subject to various standards of the ordinance (see attached Planning Commission summary). This determination means that any further amendment to the proposed number of removals of the landscape trees will remain with the Planning Commission for consideration.

JSP 21-23 ISLAND LAKE NORTH BAY TREE REMOVALS

RUD Plan Amendment & Revised Landscape Plan Review

Since the Planning Commission meeting, staff met with Jim Utley, a member of the community who had made a presentation to the Planning Commission at the meeting in July. The applicant has now amended its initial request, and has provided some additional information to the City, including a number of "statements" regarding the initial discussion at the Planning Commission meeting. (We learned that Mr. Utley will not be representing the applicant at the upcoming meeting, but the request will likely be represented by one or more of the four members of the board that were signatories to the letter provided to the City on September 8.)

More specifically, the applicant has now provided a revised landscape plan and narrative indicating a revised request is being sought for the <u>removal of 37 landscape trees with no replacements</u> required—that is, 6 more trees than the applicant asked to be allowed to remove back in July, and again with the corresponding request that no replacement of any of them be required. This revised request will require Planning Commission approval. Per Section 3.29.18.B, any amendment or revision constituting a change which is not considered major may be approved by the Planning Commission in <u>conjunction with site plan approval</u>. The City's Landscape Architect noted a discrepancy in the application, and added one tree to the number trees proposed for removal, to assist with the review and streamlining of this request, for a total of 37 trees in the proposal. Staff is of the opinion that the proposed removal of 37 trees (still) does not constitute a major change in the approved RUD Area Plan, and the initial determination made by the Planning Commission as a minor amendment still stands.

Similar to the previous request, the Planning Commission is authorized to allow removals of landscaping trees with or without replacement, and a motion may be made subject to reasonable conditions. As stated by the Landscape Architect at the public hearing, this request is presented to the Planning Commission for their decision and should be made per the zoning ordinance standards. The Planning Commission is free to take staff's recommendation or make their own decision.

This letter's review of the revised request seeks to clarify the number of landscape trees proposed for removal, and to provide clarity regarding the number of landscape trees originally approved on plans. Trees that were <u>not</u> shown on a previously approved plan are <u>not</u> the subject of consideration at this point. This is a revised request from the initial submittal, that now has the benefit of including a clearly marked plan showing where the tree removals are proposed—a plan that the Commission did not see back in July. The City's Landscape Architect has also provided a marked-up plan that shows the location of the various trees under consideration intending to help clarify the status of those trees.

With this revised request, the applicant is now asking to have authorized the removal of 37 landscape trees within open space common area of the Island Lake North Bay Homeowner's Association (Phase 6 of Island Lake). The trees are a mix of deciduous canopy, evergreen, and ornamental. The trees proposed for removal are located along the shoreline, foundation plantings along the front of some units, as well as between units. The Homeowner's Association is requesting to remove the trees due to tree health, site congestion, and aesthetics. Staff's review has found that 15 of the 37 trees are not shown on the approved RUD Plan or on a subsequent approved landscape plan. Staff has not objected to these trees being removed without replacement. Another 14 trees were shown on a plan, but staff is recommending to the Planning Commission that they could be removed without compromising the overall planting plan, and not be replaced. The remaining 8 trees proposed to be removed were shown on a previously approved plan and staff is recommending that these 8 trees should either be retained, or be replaced on-site. Alternatively, the applicant may seek to have the replacements waived by the Planning Commission. See landscape review letter for additional information.

RESPONSE TO APPLICANT LETTER DATED SEPTEMBER 8, 2021

The City of Novi Planning Division is in receipt of a letter dated September 8, 2021, and offers the following responses to the numbered comments provided in the letter:

 "It was asserted several times by several different people that the "additional trees were likely planted over the years by various members of the community ..." This is not true. The RUD and the Survey count only those trees which are more than 5 feet from any condominium building. No member of the community added any trees to this area, only to the areas adjacent to a building. All the trees planted were done so by Toll Brothers prior to their completing the building of the community."

Based on previous communication with residents of the community, staff believes that additional trees were planted by Toll Brothers as well as residents of the community.

2. "It was asserted that we were requesting permission to remove whatever trees we wanted and that permitting us to do so would create a precedent allowing anyone in the city to remove all the trees they want whenever they want. This is also untrue. We specifically filed a plan with the city and promised to take no action without approval. At the meeting, Mr. Meader confirmed that the plan we filed was in accordance with proper procedure."

The Planning Commission's concerns regarding removal of trees shown on previous plans are entirely appropriate, as are its concerns about how allowing such activity to occur might affect its review of other such requests in the same area.

3. "It was asserted that, as we have already removed 25 of the 31 trees, we were acting in an unlawful manner. This is also untrue. We did not remove any trees until after Mr. Meader gave us permission to do so. The issue before the Commission had nothing to do with the removal of trees, but with the requirement to replace 13 trees. Mr. Meader confirmed this at the meeting, but his correction was unheeded."

Landscape Architect Meader had previously granted administrative approval to remove landscape trees that were not shown on any approved plan. The Planning Commission was asked to approve or deny removals of the remaining trees that had been shown on approved plans. Staff's suggestion was that the 13 trees that had been shown on previous plans be replaced somewhere on that site. That is/was consistent with the approved motion.

4. "It was asserted that we undercounted the number of trees on the RUD and that there are 88 more trees than we claimed. This is also untrue. The 88 trees referred to are city trees that line the street and were not included in our plan. The community does indeed have 186 more trees than are shown on the RUD, as we stated."

Landscape Architect Meader has provided a chart with the Landscape Review letter that confirms that there are approximately 431 trees shown on the provided Tree Survey and a minimum of 309 trees shown on the RUD plan. This is a minimum difference of 122 trees. This number does not include street trees.

5. "It was asserted that the 245 trees on the RUD were trees to be added to existing trees and that the community was meant to have more than 245 trees. This is also untrue. Mr. Meader said he did not know how many trees existed prior to the development but that it was most likely there were none as that is typically how developments are built. In any event, the RUD plan calls for a total of 245 trees, not an additional 245 trees."

While reviewing aerial photos that are available prior to the development of the site, it is clear that most, if not all of the vegetation was removed during the mining operations and other predevelopment activities on the site. There appear to be a few scattered trees and vegetation mostly around the edges of the property. A minimum total of 309 trees were approved as part

of this phase, according to the chart attached in Mr. Meader's letter.

6. "Several Commissioners stated that they agreed that there were too many trees. It was asserted, however, that this was a problem created by the developer and/or the community, and it was not the City of Novi's fault and it was therefore not the City of Novi's responsibility to fix it. We never asserted that it was the city's fault and we never asked the city to fix it. We are only asking the city to allow us to fix it."

See staff's comment to item 1.

7. "During the comment period one of our residents asked why 18 trees were approved for removal while the other 13 were not. What was the difference between the two groups of trees? Mr. Meader explained that the 18 trees which were approved for permanent removal do not appear on the RUD tree plan while the 13 trees which were not approved for permanent removal do appear on the RUD tree plan. It was then asserted that the permanent removal of the 13 trees could not be approved under any circumstances. At the meeting, Mr. Meader corrected this assertion when he said, "I didn't feel it was my place to overturn a RUD plan and I thought that was the Planning Commission's right and authority to do that." He explained further what he did and what he did not do, saying again "That's up to you as a Commission, not me." Even after his explanation, however, it was asserted again that the Commission did not have authority to change the RUD and more than one Commissioner is likely to have voted based on this false assertion."

Discussion during public hearings often takes different direction than may be expected. However, the motion as attached was voted on and approved by the Planning Commission at the conclusion of the discussion, and shows that that they did indeed understand their role.

RECOMMENDATION

Following review of the additional material and the plan (which was helpful to have for this submission), Staff recommends approval of the Revised Landscape Plan to allow for the removal of 29 landscape trees without replacements, and either denial of removal or a request to replace the other 8 trees as shown on the marked-up plan submitted by the applicant on September 9, 2021, subject to the following:

- The requested removal of most of the 37 identified landscape trees from this phase specifically those trees that are located closer to the road or in front of the units, and in the area between the homes, and one shoreline tree are recommended for removal without replacement because they are either not on a plan (15 trees shown with a circle on the plan), or because they contribute the congested appearance of the site (another 14 trees shown in a triangle on the plan). However, the 8 trees (shown in a square on the plan) that are located between the units, along the shoreline or are foundation plantings are <u>not recommended for removal—at least without replacement—</u>since they add privacy between the buildings, create a consistent look across the front of the units, provide ecological benefits and shoreline stabilization, and add to the beauty of the site.
- This approval is subject to the Homeowner's Association maintaining the remaining landscape and shoreline trees, as shown on the approved plans, and that the final determination as approved by the Planning Commission shall be shown on revised plans consistent with the type of plans that were submitted to the City on September 9, 2021, for future reference.

This recommendation is made for the following reasons:

- The request for removal meets typical landscape waiver standards of the ordinance: the Planning Commission may reduce or waive the landscape screening/buffer requirements when it is determined that the design of the site would be enhanced by an alternative design solution while still meeting the intent of this Section.
- In this instance and as recommended by staff, the views of natural resources or vistas will be preserved by allowing removals of some trees that may be blocking the view of Island Lake, particularly given the overall number of trees on the site as a whole. However, the 8 trees proposed to be removed between units, foundation plantings, and one shoreline tree are a different issue. Some of those (which are shown on plans) should either not be removed or (if allowed to be removed) should be replaced, because they preserve the privacy that the mature trees between the units afford, provide for consistency with the appearance of the front of the units, and add to the stability and ecological function of the shoreline. In the same areas, other trees shown on plans that have already been removed and are not specifically covered by this proposal should also be replaced.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the standards of the RUD Agreement. Where the agreement fails to address an item of review, the underlying ordinance standards govern the review of the site including standards in Article 3 (RA Residential Acreage District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant or Planning Commission.

1. <u>RUD Intent and amendments</u>: As an optional form of development, the RUD allows development flexibility of various types of residential dwelling units (one-family, attached one-family cluster). It is also the intent of the RUD option to permit permanent preservation of valuable open land, fragile natural resources and rural community character that would be lost under conventional development. This is accomplished by permitting flexible lot sizes in accordance with open land preservation credits when the residential developments are located in a substantial open land setting, and through the consideration of relaxation of area, bulk, yard, dimensional and other zoning ordinance standards in order to accomplish specific planning objectives.

This flexibility is intended to reduce the visual intensity of development; provide privacy; protect natural resources from intrusion, pollution, or impairment; protect locally important animal and plant habitats; preserve lands of unique scenic, historic, or geologic value; provide private neighborhood recreation; and protect the public health, safety and welfare.

Such flexibility will also provide for:

- The use of land in accordance with its character and adaptability;
- The construction and maintenance of streets, utilities and public services in a more economical and efficient manner;
- The compatible design and use of neighboring properties; and
- The reduction of development sprawl, so as to preserve open space as undeveloped land.

Amendments and Revisions to an approved RUD plan shall require all procedures and conditions that are required for original submittal and review for amendments that are considered "major changes." The removal of 37 trees does not constitute a major change to the RUD Area Plan, but still requires Planning Commission approval as listed in Section 3.29.18.B of the Zoning Ordinance.

2. <u>Tree Removals:</u> The applicant is requesting authorization to remove 37 trees from the Island Lake North Bay community. Staff agrees with the removal of 29 trees without replacement. However, the Commission will need to determine if the remaining 8 trees proposed for removal can be removed and/or need to be replaced if removed. If the applicant is required to replace any trees within the development, it shall provide a tree replacement plan submitted to City staff for review

and approval following the Planning Commission's decision.

- 3. <u>Master Deed and Bylaws</u>: The proposed removals may impact the existing Master Deed and Bylaws of the Island Lake North Bay community. Please provide the Master Deed and any amendments that may be impacted by these proposed removals. Additional Amendments or revisions to the Master Deed may be necessary.
- 4. Landscape Waiver Standards (Sec. 5.5.3.B.iv): The Planning Commission is authorized to consider waivers to the landscape standards of the zoning ordinance, and does so frequently with site plan submittals. The section below provides typical standards the Planning Commission may wish to consider in this instance. Except as provided in Section 5.5.3.A.v.a.(3), which governs relief relative to berm height, the Planning Commission may reduce or waive the landscape screening/buffer right-of-way requirements when it determined that practical difficulties exist due to the parcel size or configuration, or where the design of the site would be enhanced by an alternative design solution while still meeting the intent of this Section. Examples of such situations include, but are not limited to, when:
 - a. Preservation of Regulated Woodlands or Wetland or existing trees will occur;
 - b. The grade of the site is higher than the road and naturally provides a screen;
 - c. Significant architecture or historic buildings, water features, views of natural resources or vistas will be preserved

OTHER REVIEWS

 a. <u>Landscape Review</u>: Landscape is recommending approval of the revised Landscape Plan contingent upon retaining or replacing 8 of the 37 trees as identified in the Landscape Review letter, <u>or</u> the Planning Commission granting the necessary waiver to remove and not replace 8 landscape trees.

NEXT STEP: PLANNING COMMISSION MEETING

This revised proposal will be scheduled to go before the **Planning Commission on October 6**, **2021**. Please confirm attendance via email by **October 1**, **2021**.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or <u>ccarroll@cityofnovi.org</u>.

Christian Carroll, Planner

PLANNING COMMISSION MEETING MOTION ON JULY 14, 2021

In the matter of Island Lake North Bay Tree Removals, JSP21-23, motion to **approve** the <u>Minor</u> <u>Amendment to the RUD Plan</u> based on and subject to the following:

- a. Whether all applicable provisions of this Section, other applicable requirements of this Ordinance, including those applicable to special land uses, and all applicable ordinances, codes, regulations and laws have been met. The applicant has submitted the required application information.
- b. Whether adequate areas have been set aside for all schools, walkways, playgrounds, parks, recreation areas, parking areas and other open spaces and areas to be used by residents of the development. The applicant shall make provisions to assure that such areas have been or will be committed for those purposes. The applicant is proposing to remove 31 trees and will not have any additional impact on the recreation, open space, and safety of the development.
- c. Whether traffic circulation features within the site and the location of parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets. The applicant is not proposing any changes to the traffic circulation of the site.
- d. Whether, relative to conventional one-family development of the site, the proposed use will not cause any detrimental impact in existing thoroughfares in terms of overall volumes, capacity, safety, travel times and thoroughfare level of service, or, in the alternative, the development will provide onsite and offsite improvements to alleviate such impacts. The applicant is not proposing any changes that would impact the traffic within the development.
- e. Whether there are or will be, at the time of development, adequate means of disposing of sanitary sewage, disposing of stormwater drainage, and supplying the development with water. The applicant is not proposing any changes to the existing utilities within the development.
- f. Whether, and the extent to which, the RUD will provide for the preservation and creation of open space. Open space includes the preservation of significant natural assets, including, but not limited to, woodlands, topographic features, significant views, natural drainage ways, water bodies, floodplains, wetlands, significant plant and animal habitats and other natural features. Specific consideration shall be given to whether the proposed development will minimize disruption to such resources. Open space also includes the creation of active and passive recreational areas, such as parks, golf courses, soccer fields, ball fields, bike paths, walkways and nature trails. The applicant is proposing to remove 31 trees from general common area due to tree health, site congestion, and aesthetics. Staff has indicated that the removal of 18 of the 31 trees without replacement credits is acceptable. The remaining 13 trees should be replaced and have been indicated in the Landscape Review letter.
- g. Whether the RUD will be compatible with adjacent and neighboring land uses, existing and master planned. The applicant is not proposing any new uses within the development.
- h. Whether the desirability of conventional residential development within the city is outweighed by benefits occurring from the preservation and creation of open space and the establishment of school and park facilities that will result from the RUD. The applicant is not proposing any changes to the existing recreation area within the development.

- i. Whether any detrimental impact from the RUD resulting from an increase in total dwelling units over that which would occur with conventional residential development is outweighed by benefits occurring from the preservation and creation of open space and the establishment of school and park facilities that will result from the RUD. The applicant is not proposing an increase in total dwelling units.
- j. Whether the proposed reductions in lot sizes and setback areas are the minimum necessary to preserve and create open space, to provide for school and park sites, and to ensure compatibility with adjacent and neighboring land uses. The applicant is not proposing a reduction in lot size or setback area.
- k. Evaluation of the impact of RUD development on the City's ability to deliver and provide public infrastructure and public services at a reasonable cost and with regard to the planned and expected contribution of the property to tax base and other fiscal considerations. The applicant's proposal does not impact any of the existing utilities or services within the development.
- I. Whether the applicant has made satisfactory provisions for the financing of the installation of all streets, necessary utilities and other proposed improvements. The applicant will be required to provide replacements for any trees of record that are proposed for removal as identified in the Landscape Review letter.
- m. Whether the applicant has made satisfactory provisions for future ownership and maintenance of all common areas within the proposed development. The applicant is not proposing any changes to the ownership or maintenance of the open space.
- n. Whether any proposed deviations from the area, bulk, yard, and other dimensional requirements of the zoning ordinance applicable to the property enhance the development, are in the public interest, are consistent with the surrounding area, and are not injurious to the natural features and resources of the property and surrounding area. The applicant is not proposing any deviations at this time.

Motion carried 5-0.

In the matter of Island Lake North Bay Tree Removals, JSP21-23, motion to **approve** the <u>Revised</u> <u>Landscape Plan</u> subject to:

- a. The proposed amendment does not constitute a major change to the RUD Agreement as described in Section 3.29.18.A of the Zoning Ordinance, since it meets the standards of the ordinance as a minor change as detailed in the motion above;
- b. The replacement of thirteen (13) of the thirty-one (31) landscape trees proposed for removal shall be required, with some allowance for adjustment of positioning to alleviate congestion, because such landscape trees were identified on previously approved landscape plans and shoreline replanting plans; ;
- c. The maintenance of approximately 343 landscape and shoreline trees as identified in any previously approved site plans and shoreline plans for the development shall be the responsibility of the association;
- d. The submittal of a Revised Site Plan/Landscape Plan with Final Site Plan submittal, in the level of detail required by the City's Landscape Architect shall be required;
- 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.

Motion carried 5-0.

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT October 1, 2021 Island Lake North Bay Condos Tree Removals Revised Landscape Plan Review

Review Type

Revised Landscape Plan Review (2)

Job # JSP21-0023

Property Characteristics

- Site Location:
- Site Zoning:

Island Lake Condos – North Bay Condominiums R-1 and R-A

Ordinance Considerations

This project was reviewed for conformance with Chapter 37 of the Code of Ordinances, Woodlands Protection; Section 5.5 of the Zoning Ordinance, Landscape Standards, the Landscape Design Manual, and any other applicable provisions of the Zoning Ordinance.

Recommendation

This project is **recommended for approval by staff**, **with conditions**, **which are noted at the end of the letter**.

PROJECT OVERVIEW:

The applicant is requesting to not replace 37 trees that have either been removed already or would be removed from areas around and between units and along the shoreline. The homeowners' association wishes to remove the trees for a variety of reasons, including tree health, site congestion and aesthetics. Section 5.5.6 of the Zoning Ordinance requires that landscapes be maintained per the approved final site plans. Under this ordinance, all failing or removed plant material must be replaced per the plan.

This matter was previously brought to the Planning Commission back on July 14, 2021. This revised request contains more and different information as submitted by the applicant.

The original RUD plan and a subsequent shoreline renovation plan shows the following number of trees, <u>not including street trees or any trees located across Island Lake Drive from the units</u>. This table is provided to confirm the total number of trees on the plans as there is some confusion as to how many "extra" trees there are on the site. The applicant's survey counted 431 trees.

		# Of Trees	# Of Trees on Plan*		
		(min # of			
		condo	max # of		
Sheet	Sheet Description	trees)	condo trees		
LA-19	RUD Plan	60	60		
LA-20	RUD Plan	93	93		
LA-21	RUD Plan	43	43		
LA-33A	RUD Condo Unit Plan	80	96		
4	Lakeshore plan	17	17		
5	Lakeshore plan	16	16		
	TOTAL TREES ON PLANS	309	325		

In July, the applicant was seeking to remove 31 trees. Staff provided its comments, ultimately and the Commission agreed to all of the removals, but required applicant to replace 13 of the proposed removals. The applicant was not satisfied with the Commission's decision, as it didn't want to plant any replacement trees.

The applicant has returned

with a new plan and new information. It still wants to remove the 31 trees, but has added 6 more, for a total of 37. It still doesn't want to replace <u>any</u> trees.

Staff's recommendation is to (1) allow the applicant to remove 29 trees without replacement, and (2) either don't allow removal of the remaining 8 trees, or, if the Commission does allow those 8 to be removed, to <u>require</u> replacement. (To be more specific, only 7 of these 8 trees are technically proposed for removal. One of the 8 is already missing, and therefore staff is recommending it be replaced.)

• 15 trees not on any plan—allow with no replacement.

Staff does not object to the removal of 15 of the proposed trees as they did not appear on any plans that we could find in our records. This does not mean that the trees weren't required by the city at some point, but as no record could be found, staff believes there is not solid ground on which to deny those removals without replacement. In fact, the removal of those 15 trees could theoretically have been approved administratively.

• Of the remaining 22 trees: allow 14 to be removed without replacement.

The plan is being submitted to the Planning Commission for approval because the other 22 trees are shown on one plan or another for the project, so administrative approval of this request is not allowed. **The submitted plan is sufficient for staff purposes to use for future reviews.** The plan submitted with this request shows removal of 6 more trees than were requested in the original request. Including one shoreline tree that has already been removed was inadvertently omitted from the proposal but should be counted in the total request, that makes a total of 37 trees that applicant must ask the Commission to authorize for removal.

Staff does not generally oppose the proposal and acknowledges there are more trees throughout the site overall than were part of any original plan. That said, the unintended congestion sought to be remedied by the applicant is generally between the street and the units. The areas between units were intended to be somewhat crowded in order to provide screening and a degree of privacy between units. So, from the staff's perspective, it would be preferable to not lose more than one tree in the plantings between units to maintain that screening (a "net 1 loss between units"). Staff has evaluated each tree individually as shown on the applicant's submitted plan. Staff finds that of the remaining 22 trees at issue, 14 can be removed without compromising the overall planting plan. The remaining 8, however, should <u>not</u> be removed because they serve a specific screening/buffering purpose. If removed, they should be replaced.

<u>Staff Recommendation for Approval—Specific Trees Described on Applicant's Plan</u>

Recommended removals without replacement (based on # of trees on original plans)					
All trees not on a plan approved for removal without replacement:	15 trees				
Trees on a plan that staff supports removing without replacement:					
Between Units 57 and 58:	1 tree				
Between Units 56 and 57:	1 tree				
 Near street between Units 55 and 56: 	1 tree				
 Near street between Units 54 and 55: 	1 tree				
Between Units 50 and 51:	1 tree				
 Near street between Units 51 and 52: 	1 tree				
 Near street between Units 48 and 49: 	2 trees				
Between Units 48 and 49:	1 tree				
 Between Units 47 and 48 (on lake side): 	1 tree				
 Near street between Units 46 and 47: 	2 trees				
Between Units 45 and 46	_1 tree				
Between Units 45 and 45	<u>1 tree</u>				
	14 trees				
Total Recommended Removals without Replacement:	29 trees				

There are 7 trees proposed for removal that staff does not recommend be removed; but if they are removed, then Staff recommends replacement.

As mentioned above, there is 1 shoreline tree behind Unit 55 that has been removed but was not included in the proposal. That tree should be replaced as it was on the shoreline plan and serves important aesthetic and ecological function.

These recommendations are based on the applicants' desires to reduce congestion in certain places and to increase views to the lake. They also take into consideration staff's desire to conform to the city ordinance and original design intent for the project.

Staff does recognize the Commission's authority to waive all of the tree replacement, as requested by the applicant, under the provisions of the landscape ordinance.

If are any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or <u>rmeader@cityofnovi.org</u>.

the Meader

Rick Meader – Landscape Architect

APPLICANT RESPONSE LETTER

Island Lake of Novi – North Bay Homeowners Association

September 8, 2021

TO:

Planning Commission Chair Pehrson Commissioner Avdoulos Commissioner Dismondy Commissioner Becker Commissioner Lynch Commissioner Roney Commissioner Verma

and Planning Department Barbara McBeth Christian Carroll Madeleine Daniels Rick Meader Beth Saarela

Re: Appeal of the Motion regarding Island Lake North Bay Tree Removals, JSP21-23, passed on July 14, 2021

For the past several years, our community has been working with the Novi Planning Department on a project to reduce the number of trees in our neighborhood. The full history of this project would be too long to recapitulate here, but the salient points are given below:

Our community is overgrown with trees. This is the nearly universal opinion of all residents and the universal opinion of the several arborists we have engaged to help us manage our landscaping. This congestion is a result of the developer of our community planting more trees than the area can properly sustain. When they first developed our community, they submitted a Tree Plan as part of a Residential Unit Development (RUD) Plan which showed the placement of 245 trees. When they completed the development, they had planted 431 trees (as confirmed by a professional survey we commissioned at the request of the Planning Department), a difference of 186 trees.

So, both subjectively and objectively, we have too many trees.

We worked closely with the Planning Department, especially Landscape Architect Rick Meader (who was extremely helpful), on developing a new landscape plan. After much work it was

completed late last year and we submitted it to the Department. The plan called for the permanent removal of 31 carefully chosen trees. The response we got from Mr Meader was that he could approve 18 of those trees, but the other 13 needed to be replaced if removed. Mr Meader explained that permission to remove these trees permanently required approval of the Planning Commission. Initially we chose not to take that step, but instead to proceed with the plan approved by Mr Meader.

As we moved forward with the plan, however, numerous residents complained about the requirement to replace the 13 trees whose permanent removal was not approved. At their behest, we submitted a new site plan for consideration by the Planning Commission. The site plan was reviewed by the Commission at their meeting on July 14, 2021. They voted unanimously to reject our new plan and to proceed with the plan as outlined previously by Mr Meader, viz. to allow permanent removal of 18 trees but not the other 13 trees.

We believe this decision was made in error. During the Commission's discussion, numerous statements were made that were incorrect, and we believe the Commission's vote was therefore based on a significant misunderstanding of the actual facts surrounding the issue. We are therefore appealing this decision and, in doing so, would like to correct the misunderstandings that arose during the meeting, in the expectation that this will persuade the Commission that an error was in fact made and that they will support our decision.

- It was asserted several times by several different people that the "additional trees were likely planted over the years by various members of the community …" This is not true. The RUD and the Survey count only those trees which are more than 5 feet from any condominium building. No member of the community added any trees to this area, only to the areas adjacent to a building. All the trees planted were done so by Toll Brothers prior to their completing the building of the community.
- 2. It was asserted that we were requesting permission to remove whatever trees we wanted and that permitting us to do so would create a precedent allowing anyone in the city to remove all the trees they want whenever they want. This is also untrue. We specifically filed a plan with the city and promised to take no action without approval. At the meeting, Mr Meader confirmed that the plan we filed was in accordance with proper procedure.
- 3. It was asserted that, as we have already removed 25 of the 31 trees, we were acting in an unlawful manner. This is also untrue. We did not remove any trees until after Mr Meader gave us permission to do so. The issue before the Commission had nothing to do with the removal of trees, but with the requirement to replace 13 trees. Mr Meader confirmed this at the meeting but his correction was unheeded.
- 4. It was asserted that we undercounted the number of trees on the RUD and that there are 88 more trees than we claimed. This is also untrue. The 88 trees referred to are city

trees that line the street and were not included in our plan. The community does indeed have 186 more trees than are shown on the RUD, as we stated.

- 5. It was asserted that the 245 trees on the RUD were trees to be added to existing trees and that the community was meant to have more than 245 trees. This is also untrue. Mr Meader said he did not know how many trees existed prior to the development but that it was most likely there were none as that is typically how developments are built. In any event, the RUD plan calls for a total of 245 trees, not an additional 245 trees.
- 6. Several Commissioners stated that they agreed that there were too many trees. It was asserted, however, that this was a problem created by the developer and/or the community, and it was not the City of Novi's fault and it was therefore not the City of Novi's responsibility to fix it. We never asserted that it was the city's fault and we never asked the city to fix it. We are only asking the city to allow us to fix it.
- 7. During the comment period one of our residents asked why 18 trees were approved for removal while the other 13 were not. What was the difference between the two groups of trees? Mr Meader explained that the 18 trees which were approved for permanent removal do not appear on the RUD tree plan while the 13 trees which were not approved for permanent removal do appear on the RUD tree plan. It was then asserted that the permanent removal of the 13 trees could not be approved *under any circumstances*. At the meeting, Mr Meader corrected this assertion when he said "I didn't feel it was my place to overturn a RUD plan and I thought that was the Planning Commission's right and authority to do that." He explained further what he did and what he did not do, saying again "That's up to you as a Commission, not me." Even after his explanation, however, it was asserted again that the Commission did not have authority to change the RUD and more than one Commissioner is likely to have voted based on this false assertion.

It defies common sense to think that a mistake made by a developer could not be corrected later by the community after the developer has departed. Clearly there must be some mechanism to correct an error like this and clearly the only logical mechanism is the Planning Commission. Common sense and logic must rule the day.

We also respectfully request that the Planning Commission consider that there is no real distinction between trees on the RUD and trees not on the RUD, which was the only point of difference mentioned by Mr Meader for accepting or not accepting the permanent removal of a tree. A close look at both the RUD tree plan and the survey of existing trees shows that *all* the trees in our development were planted randomly and without any regard to the plan whatsoever. Whilst there is some correlation of certain tree placements as shown on the RUD plan and the survey, such correlation is purely coincidental. Therefore, the only consideration of whether a tree should remain or be removed should be whether or not it is appropriate, not whether or not it is on a plan.

To conclude: Our community has too many trees. No one denies this. They are difficult to maintain and many are dying. We are not trying to denude our community of trees. We like our trees and we want to maintain them in a healthy manner. In order to do so, we need to do some judicious pruning. Of 431 trees – again, 186 more than we are supposed to have – we are only asking to be allowed to remove a small number of them. Permission has been granted for 18. We respectfully request that permission be granted for the others.

Please note that, during a new review of our community and Survey Map while this appeal process has been pending, six more trees have been identified as needing to be removed for a new total of 37 trees. We are appending to this appeal our Survey Map showing all 37 trees marked with an "X", 26 of which have been removed and eleven of which, based on their clinical status or placement, will need to be removed now or in the not too distant future, and all of which, therefore, we are requesting not to replace. Again, of these 37 trees we have already received permission to not replace 18, so we are requesting permission to not replace another 19.

We respectfully request that this new Survey Map, minus the 37 marked on the Survey Map with an "X", be accepted as our new RUD tree plan.

Thank you.

Respectfully submitted,

Island Lake of Novi, North Bay Board of Directors

Elliott Milstein, President William Pfeiffer, Treasurer Chuck Childress, Secretary Mark Campbell, Director