

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

September 14, 2016

Proceedings taken in the matter of the PLANNING
COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi,
Michigan, on Wednesday, September 14, 2016

BOARD MEMBERS

Mark Pehrson, Chairperson

David Baratta

Michael Lynch

Robert Giacometti

Ted Zuchlewski

Tony Anthony

David Greco

ALSO PRESENT: Barbara McBeth, Director of Community Development
Rick Meader, Landscape Architect, Adrianna Jordan, Planner, Beth
Saarela, City Attorney, Jeremy Miller, Staff Engineer

Certified Shorthand Reporter: Jennifer L. Wall

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Novi, Michigan.
Wednesday, September 14, 2016
7:00 p.m.

** ** *

CHAIRPERSON PEHRSON: I'd like to
call to order the Planning Commission Regular
meeting for September 14th, 2016.

Adriana.

MS. JORDAN: Commissioner
Anthony?

MR. ANTHONY: Here.

MS. JORDAN: Commissioner
Baratta?

MR. BARATTA: Here.

MS. JORDAN: Commissioner
Giacopetti?

MR. GIACOPETTI: Here.

MS. JORDAN: Commissioner Greco?

MR. GRECO: Here.

MS. JORDAN: Commissioner Lynch?

MR. LYNCH: Here.

MS. JORDAN: Chair Pehrson?

CHAIRPERSON PEHRSON: Here.

MS. JORDAN: Commissioner
Zuchlewski?

1 MR. ZUCHLEWSKI: Here.

2 CHAIRPERSON PEHRSON: With that,
3 if we could rise for the Pledge of
4 Allegiance.

5 (Pledge recited.)

6 CHAIRPERSON PEHRSON: Looking for
7 a motion to approve the agenda.

8 MR. ZUCHLEWSKI: Motion to
9 approve.

10 MR. GRECO: Second.

11 MS. JORDAN: Motion and a second.
12 All in favor.

13 THE BOARD: Aye.

14 CHAIRPERSON PEHRSON: We have an
15 agenda.

16 Presentations?

17 MS. MCBETH: None.

18 CHAIRPERSON PEHRSON: Audience
19 participation.

20 Is there anyone in the
21 audience who wishes to address the Planning
22 Commission on something other the two public
23 hearings, please step forward.

24 If you could state your name
25 and address, please.

1 MR. DOE: Sure, thank you very
2 much for the opportunity. My name is Derick
3 Doe, and the address -- business address
4 would be 48600 Grand River Avenue, Novi.

5 So thank you for the
6 opportunity to speak and be here this
7 evening.

8 I wanted to express my
9 support of the initiative that will be put on
10 the agenda this evening to approve the B3
11 amendment, the text amendment for B3 and
12 day-care centers to be added to the B3, as a
13 principle planned use.

14 So I am working with my team
15 right now. We are actually working on the
16 initiative and doing some preliminary
17 planning right now, and we are working to
18 submit for permanent plan approval and that
19 will be submitted on Monday.

20 So thank you for an
21 opportunity. I hope to be here next -- in
22 October on the 26th meeting to discuss
23 further some of the details on that
24 initiative and just thank you for the
25 opportunity to be here this evening.

1 CHAIRPERSON PEHRSON: Thank you,
2 sir. Anyone else?

3 (No audible responses.)

4 CHAIRPERSON PEHRSON: Will close
5 the first audience participation.

6 Any correspondence?

7 MR. LYNCH: Negative.

8 CHAIRPERSON PEHRSON: Committee
9 reports? City planner reports? Ms. McBeth.

10 MS. MCBETH: Good evening. We
11 did put a couple of things on your table this
12 evening. Some additional reading materials.

13 First of all, this is an
14 article from the Novi News reprinted here
15 regarding the Thoroughfare Fair Master plan,
16 it provides some of the details regarding
17 that plan.

18 As you recall, that ran
19 alongside the master plan and land use. And
20 we expect there will be a public hearing for
21 the adoption of that plan along with the
22 master plan at the next Planning Commission
23 meeting.

24 And speaking of that, there
25 is also a letter from Oakland County.

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Chair Pehrson and I went to an Oakland County meeting yesterday, of the Oakland County coordinating zoning committee to hear their thoughts about the draft master plan for the City of Novi. And they said a lot of nice things, as you can tell from this letter, written by a very fine planner that we all know.

They found that there is nothing inconsistent with their recommendations or any of surrounding communities.

So again that was presented for public hearing at the last Planning Commission.

Thank you, Mr. Chair.

CHAIRPERSON PEHRSON: Thank you, Ms. McBeth.

We come to the first item. The consent agenda. We have two items, ATI Land Holdings, LLC JSP14-40 and the second is Grand River Soccer Park, JSP16-20.

MR. LYNCH: Motion to approve.

MR. BARATTA: Second.

CHAIRPERSON PEHRSON: We have a

1 motion by Member Lynch, second by Member
2 Baratta. Any other comments?

3 MS. MELLEM: Member Baratta?

4 MR. BARATTA: Yes.

5 MS. MELLEM: Member Giacobetti?

6 MR. GIACOPETTI: Yes.

7 MS. MELLEM: Member Greco?

8 MR. GRECO: Yes.

9 MS. MELLEM: Member Lynch?

10 MR. LYNCH: Yes.

11 MS. MELLEM: Chair Pehrson?

12 CHAIRPERSON PEHRSON: Yes.

13 MS. MCBETH: Member Zuchlewski?

14 MR. ZUCHLEWSKI: Yes.

15 MS. MCBETH: Member Anthony?

16 MR. ANTHONY: Yes.

17 MS. MELLEM: Motion passes.

18 CHAIRPERSON PEHRSON: Thank you

19 very much. We come down to our public
20 hearings.

21 The first public hearing is
22 Speedway at Fourteen Mile and Haggerty,
23 JSP16-13, with rezoning 18.714. Public
24 hearing at the request of McBride Dale
25 Clarion for Planning Commission's

1 recommendation to City Council to rezone the
2 property in Section 1 located at the
3 southwest corner of Fourteen Mile and
4 Haggerty Road from B3 general business and
5 OST, office service technology to B3, general
6 business with a planned rezoning overlay PRO
7 concept plan.

8 The subject property is
9 approximately 2.03 acres. The applicant is
10 proposing to raise the existing fuel station
11 and construct a new 14,000 square foot
12 convenience store and 4,500 square foot fuel
13 canopy over eight double sided full
14 dispensers.

15 MS. MELLEEM: So the subject
16 property is 2.03 acres with approximately
17 1.33 acres which are being requested for
18 rezoning, which is the L shaped parcel behind
19 the current square shaped parcel that the
20 Speedway is on.

21 The current zoning is OST
22 for the L shaped parcel and B3 for the square
23 parcel.

24 The future land use map
25 indicates office R and D technology for both

1 parcels, and the surrounding parcels in that
2 area.

3 The natural features, there
4 are no regulated woodlands or wetlands on the
5 site.

6 So for this project, the
7 applicant is requesting rezoning using a PRO,
8 planned rezoning overlay option. The
9 applicant has proposed to raise the existing
10 24/7 square foot building and six double
11 sided fuel dispensers and replace it with a
12 4,000 square foot convenience store and 5,400
13 square feet fuel canopy over eight
14 double-sided fuel dispensers.

15 As part of the
16 redevelopment, existing driveways will be
17 shifted away from the intersection and
18 aligned with the driveway across Fourteen
19 Mile and Haggerty.

20 The applicant is proposing
21 as the public benefit dedication of
22 approximately 10 feet of right-of-way along
23 Fourteen Mile Road to the RCOC. Installation
24 of a welcome to Novi sign at the intersection
25 and improved pedestrian access and safety to

1 the site.

2 All reviewers are
3 recommending approval of the request.
4 Planning recommends because of rezoning
5 request fulfills two objectives of the master
6 plan for land use. One fostering a favorable
7 business climate and strengthening the
8 existing business. The rebuild and expansion
9 of the site provides an update to the visual
10 esthetic of an entryway to the city, modern
11 fuel dispensers and a convenience store and
12 replacement of the underground storage tanks.

13 The plan also improves on
14 existing non-conformities, we would have
15 minimum site acreage will be increased to two
16 acres, and will feature the driveways away
17 from the intersection and also upgraded
18 stormwater management.

19 Traffic states that the
20 initial trip generation estimate does not
21 warrant a rezoning traffic impact study for
22 this expansion and the applicant should seek
23 a waiver.

24 Traffic supports the
25 driveway spacing waivers which will increase

1 safety by moving the drives away from the
2 intersection and align with the opposite side
3 driveways along Fourteen Mile and Haggerty.

4 Facade recommends a Section
5 9 facade waiver which will be addressed in
6 the PRO agreement for the underage of brick,
7 overage of flat metal and overage of asphalt
8 shingles.

9 Engineering states that
10 there will be no negligible impacts on
11 utilities with this rezoning. However at the
12 time of the concept plan review, at the time
13 of these motion sheets, engineering was not
14 recommending approval. All of those issues
15 have been resolved. Engineering, they have
16 submitted new driveway grading plans that
17 will meet our ordinance, and then additional
18 items on the stormwater management plan will
19 be addressed with the next submittal.

20 The Planning Commission is
21 asked tonight to consider the PRO rezoning
22 request, with the recommendation to City
23 Council. The applicant and I are here to
24 answer any questions you may have.

25 CHAIRPERSON PEHRSON: Thank you,

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Kirsten.

Does the applicant wish to address the Planning Commission at this time?

MR. SWEET: Good evening. My name is Rob Sweet, with McBride Dale Clarion. My address is 5721 Dragon Way, Suite 220, Cincinnati, Ohio 45227.

Here tonight on behalf of Speedway. Before I get started, I'd like to thank staff.

It took us a while to get to where we are here today. We met with staff originally back in February, and met with them, revised the drawings, brought this back, met with them again, revised the drawings again, did our land use committee meeting and then we are here tonight requesting approval.

I don't think I could say it any better than Kirsten did. We are proposing to basically raise the site, redevelop it with a 4,000 square foot convenience store, 5,400 square foot fuel canopy, eight double sided dispensers, 21 parking spaces, relocated driveways and

1 updated landscape and architectural features.

2 We are asking for the
3 rezoning with the PRO. I think the biggest
4 change in this plan that you will see is that
5 the driveways are now aligning and they now
6 have put a bad position better, if you will.

7 We are now aligning across
8 the street. You know, it took us a while to
9 get there, but we made it work.

10 See what else is here. We
11 feel that this is a great investment for us.
12 Speedway is not just somebody that just goes
13 around and rebuilds sites. The site has
14 performed well for us. We want to reward
15 that with a brand new store. We are making,
16 you know, the pedestrian connections, the
17 bicycle improvements.

18 Basically we're scraping it
19 and rebuilding it. And as part of the
20 request, you know, the welcome signage, it's
21 our understanding there is about three or
22 four jurisdictions in this area. We really
23 want to put on a good face for Novi.

24 I'm here to answer any
25 questions you may have.

1 CHAIRPERSON PEHRSON: Thank you,
2 sir.

3 This is a public hearing.
4 Is there anyone in the audience that wishes
5 to address the Planning Commission on this
6 matter, please step forward.

7 (No audible responses.)

8 CHAIRPERSON PEHRSON: Seeing no
9 one in the audience, any correspondence?

10 MR. LYNCH: No correspondence.

11 CHAIRPERSON PEHRSON: Close the
12 public hearing.

13 Open it up to the Planning
14 Commission for their consideration. Member
15 Zuchlewski.

16 MR. ZUCHLEWSKI: I have a few
17 questions for Ross (sic), if I may.

18 Ross, looking in the site
19 plan, if we could go back to that, looking at
20 the number of MPDs that you have, how many
21 MPDs are on site that exist currently?

22 MR. SWEET: We have six. MPDs,
23 you mean the fuel dispensers?

24 MR. ZUCHLEWSKI: Yes. I think
25 that's traditionally what they are called.

1 MR. SWEET: I believe so. We
2 have six on-site. And those are what we call
3 stacked position. We are now doing that. We
4 are now moving those to eight. We are adding
5 two, and we configuring the canopy to
6 increase site visibility.

7 MR. ZUCHLEWSKI: Okay. My
8 concern is the eighth MPD or the MPD to the
9 south. All right. Which is closest to the
10 tanks, this is the storage tanks.

11 I am just looking there, and
12 I was looking at the turning radius of the
13 vehicles coming in your tanker to discharge,
14 it looks like it's coming in off Fourteen
15 Mile discharging, off onto Haggerty.

16 At the point that -- those
17 tanks are being filled, we lose all
18 circulation around that site, all right.

19 And so I am wondering what
20 the potential is to give up that last MPD
21 short of the canopy or take it and rotate the
22 storage tanks, so that they are parallel with
23 the south of the property line.

24 Has there been any
25 discussion on that with engineering or any

1 concerns about traffic flow and fire
2 department and moving around?

3 If there is a fire there,
4 there is no way to get into there, to, you
5 know -- I know you have got all the safety
6 controls and all that sort of stuff. I'm
7 just wondering about traffic flow around that
8 site, and even getting into the site, off of
9 Haggerty Road, you come in and you're facing
10 automatically all of those MPDs and a canopy,
11 if there is a truck there.

12 So how do you plan on
13 addressing that? I mean, it's going to be a
14 concern.

15 MR. SWEET: Sure. And typically,
16 it all comes down to the timing of the
17 fueling drops, if you will.

18 The reason the tanks are set
19 up the way they are is we off-load on the
20 passenger side. So that has to be that way
21 and we do that as a safety precaution for
22 Speedway. The deliveries we probably
23 anticipate in the morning before the peak
24 hours, so I believe that that's the right way
25 to go with that, is that they will be early

1 in the morning before we hit our seven to
2 nine rush.

3 And again, having it
4 reconfigured that helps provide better
5 visibility. Right now you have a similar
6 situation on-site as it is. And by
7 reconfiguring that and adding more space in
8 there, it doesn't seem like a lot, but it is
9 a lot. It's a lot more than what we have
10 there now.

11 MR. ZUCHLEWSKI: What do you mean
12 it's a lot more than you have now?

13 MR. SWEET: Right now I believe
14 the fuel tanker off loads and goes underneath
15 the fuel canopy and it creates an unsafe
16 advantage or unfair -- I wouldn't say unsafe
17 but --

18 MR. ZUCHLEWSKI: It puts the
19 canopy at risk.

20 MR. SWEET: Correct. So right
21 now, by changing that we now minimize that
22 risk of tankers going underneath it. With
23 the traffic flow and the timing we have fuel
24 deliveries, that should minimize the risk of
25 having somebody parked on that dispenser

1 fueling.

2 MR. ZUCHLEWSKI: Do you know how
3 many gallons of fuel are being sold annually
4 there?

5 MR. SWEET: Don't know the
6 annual.

7 MR. ZUCHLEWSKI: Approximately.
8 Do you know what the increase is expected to
9 be? Do we know that.

10 UNKNOWN AUDIENCE MEMBER: I think
11 it's about 340,000.

12 MR. ZUCHLEWSKI: That is a month?

13 MR. SWEET: That's monthly.

14 MR. ZUCHLEWSKI: Do we know the
15 increase -- so almost 4 million gallons a
16 year roughly?

17 MR. SWEET: Right. That's at the
18 old store. The new store would double that.

19 UNKNOWN AUDIENCE MEMBER: No,
20 it's not going to double.

21 MR. SWEET: I will just take a
22 look at that.

23 MR. ZUCHLEWSKI: That was my only
24 concern if engineering or fire marshals don't
25 have a problem and the fire department

1 doesn't have a problem with it. I just see,
2 you know, it could be catastrophic, all those
3 MPDs so close to when they are getting
4 filled, and the overhead canopy is like
5 20-foot in height.

6 MR. SWEET: It's 16.5 to the
7 bottom deck.

8 MR. ZUCHLEWSKI: 16.5 to the
9 underside, okay.

10 All right, and then traffic
11 flow around the site, you're saying seven to
12 nine would be --

13 MR. SWEET: That's the typical
14 peak.

15 MR. ZUCHLEWSKI: Any time before
16 or after that --

17 MR. SWEET: Before or after that.

18 MR. ZUCHLEWSKI: All right.

19 CHAIRPERSON PEHRSON: Thank you,
20 Mr. Zuchlewski.

21 Member Baratta.

22 MR. BARATTA: Thank you,
23 Mr. Chairman.

24 Jeremy, maybe you can help
25 me on this. And Mr. Zuchlewski made some

1 interesting comments.

2 The turning radius, has that
3 been looked at, is that an issue? Is that an
4 issue from our perspective?

5 MR. MILLER: No, it's not. The
6 turning radius has been reviewed by traffic
7 and fire at this point and hopefully -- if
8 they have any comments?

9 MS. MELLEEM: No.

10 MR. BARATTA: How about the
11 height -- excuse me, the length of the
12 vehicle, how it's going to dispense the fuel,
13 is that issue -- does it get close to the
14 entrance to Haggerty Road at that point?
15 Does anybody know?

16 MR. SWEET: I believe we have got
17 a CR plan.

18 MR. ZUCHLEWSKI: Ross, you don't
19 have that --

20 MR. SWEET: It's Rob.

21 MS. MELLEEM: It's on page 54 in
22 the packet.

23 MR. LYNCH: Let me go to page 54.

24 MR. BARATTA: What is the height
25 of the vehicle, the tanker?

1 MR. SWEET: Nineteen feet.

2 MR. BARATTA: Is there a
3 difference in grade elevation -- probably --
4 little bit of concrete curved --

5 MR. SWEET: Right.

6 MR. BARATTA: So it would fit
7 under that crown of the canopy --

8 MR. SWEET: Plus it's rounded at
9 the top, so --

10 MR. BARATTA: And you're not
11 going to have a license for alcohol or
12 anything with this facility?

13 MR. SWEET: No, sir.

14 MR. BARATTA: Thank you very
15 much.

16 CHAIRPERSON PEHRSON: Thank you,
17 Member Baratta.

18 Anyone else? Member Greco.

19 MR. GRECO: I'd like to make a
20 motion in the matter of the request of
21 McBride Dale Clarion for Speedway, Fourteen
22 Mile and Haggerty, JSP16-30, with a zoning
23 map amendment 18.714, motion to recommend
24 approval to City Council to rezone the
25 subject property from B3 general business, to

1 OST, office service technology, to B3 general
2 business with a planned rezoning overlay.

3 The recommendations shall
4 include the following ordinance deviations
5 for consideration by City Council set forth
6 in A through F of the motion sheet, and if
7 the City Council approves the rezoning, the
8 Planning Commission recommends the following
9 conditions be required of the planned
10 rezoning overlay agreement as set forth in A
11 through E of the motion, and this motion is
12 made because the master plan for land use
13 objective to foster a favorable business
14 climate is fulfilled by allowing an existing
15 business to expand and five more jobs to \$235
16 million in sales tax and 3.1 million in
17 investment.

18 The master plan for land use
19 objective to support and strengthen the
20 existing businesses is fulfilled by allowing
21 an existing business to expand and develop a
22 vacant parcel.

23 The concept plan improves
24 the existing non-conformities, minimum site
25 size of .7 acres to 2.03 acres, location of

1 the driveways, away from intersections and
2 upgrade of the stormwater management.

3 There is a negligible impact
4 on the utilities due to the expected utility
5 demand to reduce from four residential
6 equivalent units to three. Minimal impact on
7 available water capacity, pressure and flow,
8 and no apparent impact on the downstream
9 sanity sewer. And the rebuild expansion of
10 the site provides an update to the visual
11 esthetic at an entryway to the city modern
12 fuel dispensers and a convenience store and
13 replacement of underground storage tanks.

14 MR. LYNCH: Second.

15 MR. BARATTA: Can I ask for a
16 clarification.

17 CHAIRPERSON PEHRSON: Motion by
18 Member Greco, second by Member Lynch.

19 Member Baratta?

20 MR. BARATTA: In the motion you
21 say about \$235 million in sales tax. Is that
22 an accurate number or is that 2 million less
23 than that. I don't have -- what is the
24 number there?

25 MS. MCBETH: Through the Chair, I

1 think the applicant has provided the numbers
2 that were in the report.

3 MR. BARATTA: Can we have motion
4 to correct the number then.

5 MR. SWEET: 235 million, that's
6 quite a number of gas that we are providing
7 there. I think we are improving it, but, you
8 know --

9 MR. GRECO: That's why I made the
10 motion.

11 MR. SWEET: Let me pull that up.
12 It should be 235,000.

13 MR. GRECO: I accept the
14 amendment.

15 CHAIRPERSON PEHRSON: Thank you.

16 MR. BARATTA: I'm sorry -- okay.

17 CHAIRPERSON PEHRSON: Any other
18 comments?

19 (No audible responses.)

20 CHAIRPERSON PEHRSON: Call the
21 roll, please.

22 MS. JORDAN: Commissioner
23 Zuchlewski?

24 MR. ZUCHLEWSKI: Yes.

25 MS. JORDAN: Commissioner

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Anthony?

MR. ANTHONY: Yes.

MS. JORDAN: Commissioner

Baratta?

MR. BARATTA: Yes.

MS. JORDAN: Commissioner

Giacopetti?

MR. GIACOPETTI: Yes.

MS. JORDAN: Commissioner Greco?

MR. GRECO: Yes.

MS. JORDAN: Commissioner Lynch?

MR. LYNCH: Yes.

MS. JORDAN: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. JORDAN: Motion carries.

CHAIRPERSON PEHRSON: Thank you.

Good luck.

MR. SWEET: Thank you all very
much. We appreciate it.

CHAIRPERSON PEHRSON: Next on the
agenda is Feldman Automotive, JSP16-31,
rezoning 18.731.

It's a public hearing at the
request of Feldman Automotive to the Planning
Commission, recommendation to City Council

1 for rezoning of the property Section 23
2 located on the south side of Grand River
3 Avenue, between Novi Road and Meadowbrook
4 Road, from RM1 low density multiple, to P1,
5 vehicular parking.

6 The subject property is
7 approximately 1.67 acres with 0.9 acres
8 requested to be rezoned.

9 MS. MELLEM: Thank you. So the
10 subject property 1.67 acres gross, with
11 approximately 0.9 acres requested for
12 rezoning. The parcel is located on the south
13 side of Grand River between Novi Road and
14 Meadowbrook Road in Section 23.

15 The current zoning is split
16 between RM1 on the south and B3 on the north.
17 The future land use map indicates TC gateway
18 for the subject property, multiple family to
19 the south, TC gateway to the east and north
20 of Grand River, and TC commercial to the
21 west.

22 The subject property has
23 0.07 acres of wetlands and approximately 87
24 regulated woodland trees on-site.

25 The applicant submitted a

1 request for rezoning from RM1 low density,
2 multiple family to P1, vehicular parking.
3 This is not a PRO, therefore, the applicant
4 is not bound to develop a specific plan after
5 rezoning has been approved.

6 However, the P1 zoning
7 district limits the permitted use to only
8 off-street vehicular parking, and as a
9 special land use, parking for sale of new
10 unlicensed motor vehicles and parking of
11 licensed rental and vehicles.

12 Planning, engineering and
13 traffic recommend approval of the request.
14 Planning recommends because of the rezoning
15 request fills two objectives of the master
16 plan for land use, by fostering a favorable
17 business climate and strengthening an
18 existing business.

19 The rezoning is a reasonable
20 alternative to the recommended land use and
21 will be consistent with the zoning to the
22 east.

23 The rezoning provides an
24 opportunity for longstanding business to
25 expand the current location and put to use a

1 vacant parcel.

2 Engineering states that
3 there will be no negative impact on public
4 utilities with this rezoning. Traffic states
5 that the requested rezoning will not create
6 additional trips because of parking spaces
7 will be used for inventory, and suggests that
8 the applicant request a waiver for the
9 rezoning traffic impact study requirement.

10 The Planning Commission is
11 asked tonight to consider the rezoning
12 request with a recommendation to City
13 Council.

14 The applicant and I are here
15 as always to answer any questions you may
16 have.

17 CHAIRPERSON PEHRSON: Thank you
18 very much. Does the applicant wish to
19 address the Planning Commission at this time?

20 MR. GIZONI: Good evening, Todd
21 Gizoni. Also here tonight is Jay Feldman,
22 the president and CEO of Feldman Automotive.

23 We are here tonight to
24 respectfully request a recommendation for
25 approval for rezoning. Feldman Automotive

1 has been in business in Novi since 1981.
2 This gives them a great opportunity to expand
3 their business. The sight, the rezoning
4 would be consistent with the existing zoning
5 to the east.

6 I don't really have much
7 more to add. We can try to answer any
8 questions you have.

9 CHAIRPERSON PEHRSON: Thank you,
10 sir. Appreciate it.

11 This is a public hearing.
12 If there is anyone in the audience that
13 wishes to address the Planning Commission at
14 this time, please step forward.

15 MR. DAVIS: My name is Steve
16 Davis. I represent Fountain Park Apartments.
17 We butt up against south end of the proposed
18 site. We just have a couple of concerns.

19 First of all, we're
20 neighbors with Feldman Chevrolet. They have
21 been great neighbors and we don't object to
22 their use of this area. We are just --
23 because we have an apartment building that
24 butts up right against the borderline -- just
25 want to make sure that we have a berm there

1 to minimize the noise and possibly headlights
2 shining into, you know, possibly some of our
3 resident's, you know, apartments. Any light
4 fixtures that might be there, take into
5 consideration that, you know, the light
6 output doesn't adversely affect the residents
7 living there. Other than that, we have no
8 objections, really.

9 CHAIRPERSON PEHRSON: Thank you,
10 Mr. Davis. Anyone else in the audience wish
11 to address the Planning Commission at this
12 time?

13 (No audible responses.)

14 CHAIRPERSON PEHRSON: Seeing no
15 one else, any correspondence?

16 MR. LYNCH: No.

17 CHAIRPERSON PEHRSON: Close the
18 public hearing, turn it over to the Planning
19 Commission for their consideration.

20 Member Zuchlewski.

21 MR. ZUCHLEWSKI: I'd like to make
22 a couple of comments. The gentleman who came
23 up before, just prior, had indicated, I would
24 think zero lot lighting. I think we have got
25 that covered, right, that's not an issue? So

1 that the light isn't spreading off the
2 property line and it's contained on the
3 storage area?

4 MR. GIZONI: Yes,
5 (unintelligible) will be provided.

6 MR. ZUCHLEWSKI: I saw you were
7 in agreement with the berm. I didn't get a
8 chance to look at the landscaping plan, but
9 the landscaping plan doesn't shield. Is a
10 fence of some kind required also along --

11 MS. MCBETH: Mr. Chair, before
12 Rick answers that question, I wanted to point
13 out again, this is really just an
14 old-fashioned rezoning request, where no site
15 plan is being considered at this time. So
16 the lighting will be considered at the time
17 of the preliminary site plan as well as the
18 landscape plan.

19 But I think that Rick can
20 maybe offer some comments on the landscape.

21 MR. ZUCHLEWSKI: So we are going
22 to see this again?

23 MS. MCBETH: Yes. This is a
24 recommendation to counsel and --

25 MR. MEADER: The plans are for a

1 berm, which they have to have.

2 MR. ZUCHLEWSKI: Thank you.

3 CHAIRPERSON PEHRSON: Anyone
4 else? Member Greco.

5 MR. GRECO: I'd like to make a
6 motion.

7 In the matter of the request
8 of Feldman Automotive, JSP16-31, with zoning
9 map amendment 18.714, motion to recommend
10 approval to City Council to rezone the
11 subject property from RM1 low density,
12 multiple family to P1, vehicular parking, for
13 the following reasons.

14 The master plan land use
15 objective to foster a favorably business
16 climate is fulfilled by allowing an existing
17 business to expand. The master plan for land
18 use objective to support and strengthen
19 existing businesses is fulfilled by allowing
20 an existing business to expand and develop
21 into a vacant parcel.

22 This is a reasonable
23 alternative to the recommended land use and
24 will be consistent with zoning to the east.
25 There is no negative impact expected on

1 public utilities as stated in the engineering
2 memo, and it provides an opportunity for a
3 longstanding business to expand at their
4 current location.

5 MR. LYNCH: Second.

6 CHAIRPERSON PEHRSON: Motion by
7 Member Greco, second by Member Lynch.

8 Please call the roll.

9 MS. JORDAN: Commissioner
10 Anthony?

11 MR. ANTHONY: Yes.

12 MS. JORDAN: Commissioner
13 Baratta?

14 MR. BARATTA: Yes.

15 MS. JORDAN: Commissioner
16 Giacopetti?

17 MR. GIACOPEPETTI: Yes.

18 MS. JORDAN: Commissioner Greco?

19 MR. GRECO: Yes.

20 MS. JORDAN: Commissioner Lynch?

21 MR. LYNCH: Yes.

22 MS. JORDAN: Chair Pehrson?

23 CHAIRPERSON PEHRSON: Yes.

24 MS. JORDAN: Commissioner
25 Zuchlewski?

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MR. ZUCHLEWSKI: Yes.

MS. JORDAN: Motion passes.

MR. GRECO: I'd like to make another motion, in the matter of the request, the Feldman Automotive JSP16-31 with the zoning map amendment, 18.714, motion to approve the rezoning traffic impact study waiver as the proposed rezoning is not expected to result in additional trips and this motion is made because as otherwise complies with Article 3 of the --

MS. MCBETH: That's correct. I may as well, it's a recommendation for City Council to approve.

MR. GRECO: Yes, to recommend.

MR. LYNCH: Second.

CHAIRPERSON PEHRSON: Motion by Member Greco, second by Member Lynch, any other comments? Please call the roll.

MS. JORDAN: Commissioner Baratta?

MR. BARATTA: Yes.

MS. JORDAN: Commissioner Giacobetti?

MR. GIACOPETTI: Yes.

1 MS. JORDAN: Commissioner Greco?

2 MR. GRECO: Yes.

3 MS. JORDAN: Commissioner Lynch?

4 MR. LYNCH: Yes.

5 MS. JORDAN: Chair Pehrson?

6 CHAIRPERSON PEHRSON: Yes.

7 MS. JORDAN: Commissioner

8 Zuchlewski?

9 MR. ZUCHLEWSKI: Yes.

10 MS. JORDAN: Commissioner

11 Anthony?

12 MR. ANTHONY: Yes.

13 MS. JORDAN: Motion carries.

14 CHAIRPERSON PEHRSON: All set.

15 Next on the agenda is
16 matters for consideration, introduce zoning
17 text amendments.

18 MS. JORDAN: This evening we are
19 presenting a number of proposed text
20 amendments to the zoning ordinance for your
21 initial review.

22 Most are intended to fix
23 recently found inconsistencies and
24 anachronistic language in the text body of
25 the ordinance. However, one set of

1 amendments regarding pet boarding and
2 training facilities entails new substantive
3 changes.

4 The proposed pet board and
5 training text amendments are intended to make
6 Novi's ordinance more consistent with similar
7 ordinances and surrounding communities. They
8 would also provide relief to applicants
9 regarding the ordinance restrictions on where
10 pet boarding facilities can locate while
11 concurrently adding language to address
12 potential pet waste disposal and noise
13 issues.

14 The other text amendments,
15 as I mentioned, with inconsistencies between
16 the former version of the zoning ordinance
17 and the new clear zoning ordinance.

18 Planning staff and the city
19 attorney's office provide further review of
20 these standards as the ordinance amendments
21 are brought forward for public hearing.

22 The Planning Commission is
23 asked to review the proposed amendments, and
24 if acceptable, set a public hearing for the
25 proposed text amendment at a later meeting.

1 At that time, the Planning
2 Commission may make a recommendation to the
3 City Council who will ultimately approve or
4 deny the amendment and may propose
5 alterations as well.

6 As always, planning staff
7 are here to answer any questions about the
8 proposed amendments.

9 CHAIRPERSON PEHRSON: Thank you.
10 Anybody want to make a motion?

11 MR. GIACOPETTI: I'll make a
12 motion to set the public hearing for the
13 proposed text amendments.

14 MR. GRECO: Second.

15 CHAIRPERSON PEHRSON: Motion by
16 Member Giacometti, second by Member Greco.

17 Are you going to bring these
18 any given date and time?

19 MS. MCBETH: We don't have that
20 date right now.

21 We are going take a quick
22 look at these, then we will put those out for
23 public hearing as soon as possible.

24 CHAIRPERSON PEHRSON: Would you
25 call the roll, please.

1 MS. MELLEEM: Member Lynch?
2 MR. LYNCH: Yes.
3 MS. MELLEEM: Chair Pehrson?
4 CHAIRPERSON PEHRSON: Yes.
5 MS. MELLEEM: Member Zuchlewski?
6 MR. ZUCHLEWSKI: Yes.
7 MS. MELLEEM: Member Anthony?
8 MR. ANTHONY: Yes.
9 MS. MELLEEM: Member Baratta?
10 MR. BARATTA: Yes.
11 MS. MELLEEM: And Member Greco?
12 MR. GRECO: Yes.
13 MS. MELLEEM: Member Giacobetti?
14 MR. LYNCH: Yes.
15 MS. MELLEEM: Motion passes.
16 CHAIRPERSON PEHRSON: Thank you.
17 Next Planning Commission calendar for 2017.
18 Barb.
19 MS. MCBETH: Thank you, again,
20 every year about this time community
21 relations division asks the various
22 departments that have important meetings to
23 come up on the 2017 -- next year's calendar
24 to be approved by the various boards and
25 commissions and departments as we see fit.

1 And so we have got a
2 preliminary calendar prepared for
3 consideration.

4 The proposed Planning
5 Commission dates are highlighted in blue,
6 city recognized holidays are indicated in
7 yellow, then we have the library board likes
8 to use this meeting space as well, council
9 chambers, for their monthly meetings, which
10 are typically scheduled for the third
11 Wednesday evening each month.

12 So for the most part we are
13 suggesting the second and fourth Wednesdays
14 for the Planning Commission meetings with a
15 couple of exceptions, notably in November and
16 December are just one meeting per month, as
17 we have done for the last several years. We
18 are suggesting the meeting start time to be
19 7:00 p.m.

20 CHAIRPERSON PEHRSON: Very good.
21 Any comments?

22 MR. GIACOPETTI: My only question
23 was the November, December, two meetings? Is
24 that -- we have typically done that, just
25 two?

1 CHAIRPERSON PEHRSON: You have
2 holiday things.

3 MR. LYNCH: People are in
4 Florida.

5 CHAIRPERSON PEHRSON: Barb --

6 MS. MCBETH: I think for the
7 approval, the other thing about that is we
8 have noted, committee meetings are typically
9 held certain days, that is included in the
10 memo. So yes a vote, I think a voice vote.

11 CHAIRPERSON PEHRSON: All those
12 in favor?

13 THE BOARD: Aye.

14 CHAIRPERSON PEHRSON: Any
15 opposed?

16 Very good.

17 Next election of officers.

18 MS. MCBETH: This again is
19 something, an annual event where the Planning
20 Commission rules indicates that after the
21 reappointments occur in July or soon
22 thereafter as possible. The Planning
23 Commission elects officers. That's the
24 chairperson, vice chairperson and secretary.
25 Additional, following that usually the

1 committee assignments are made and we did
2 have -- ask everybody to take a look at the
3 committee assignments they currently have and
4 indicate whether preferences would be
5 requested and that's on the table in front of
6 you with a nice breakdown, so you've got
7 those in front of you.

8 Usually the two are taken
9 separately, the officer first then the
10 committee selections.

11 CHAIRPERSON PEHRSON: Nominations
12 for chair.

13 MR. GRECO: I'd like to nominate
14 Chair Pehrson to continue as chair.

15 MR. ANTHONY: Second that.

16 CHAIRPERSON PEHRSON: Any other
17 recommendation? Voice vote. All those in
18 favor.

19 THE BOARD: Aye.

20 CHAIRPERSON PEHRSON: Vice chair?

21 MR. LYNCH: Greco.

22 MR. BARATTA: Second.

23 CHAIRPERSON PEHRSON: Unanimous
24 for Greco. All those in favor.

25 THE BOARD: Aye.

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CHAIRPERSON PEHRSON: Then
secretary.

MR. BARATTA: Mr. Lynch.

MR. LYNCH: Member Lynch has been
nominated. Any other comments? All those in
favor.

THE BOARD: Aye.

CHAIRPERSON PEHRSON: Then our
committees. Any changes to anyone for
committees? Anybody have a change to move
around?

MR. LYNCH: Wait a minute. What
would give Baratta a chance at the master
planning zoning thing. He hasn't been on it.
I will just back off. Be an alternate.

MR. GIACOPETTI: You would only
be on one committee.

MR. LYNCH: That's a good thing.
I don't want to hold anybody back. He really
wants to do it.

MR. GRECO: That's fine. We will
take that.

MR. LYNCH: I want to give him
the opportunity.

CHAIRPERSON PEHRSON: Mr. Baratta

1 moves to master plan and zoning. Any other
2 changes. All those in favor of the current
3 plan?

4 THE BOARD: Aye.

5 CHAIRPERSON PEHRSON: Nice job.

6 Next on the agenda is the
7 approval of the June 22nd, 2016 Planning
8 Commission minutes. Any objections,
9 modifications, or a motion?

10 MR. ZUCHLEWSKI: Motion to
11 approve.

12 MR. GIACOPETTI: Second.

13 CHAIRPERSON PEHRSON: Motion and
14 a second, all those in favor.

15 THE BOARD: Aye.

16 CHAIRPERSON PEHRSON: We are
17 going to do it one more time.

18 Approval of July 13, 2016
19 Planning Commission minutes, any
20 modifications, changes?

21 MR. ZUCHLEWSKI: Motion to
22 approve.

23 MR. ANTHONY: Second.

24 CHAIRPERSON PEHRSON: I have a
25 motion and a second, all those in favor?

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THE BOARD: Aye.

CHAIRPERSON PEHRSON: Matters for discussion.

Any supplemental issues?

Last audience participation. Anyone in the audience wishes to address the Planning Commission? Step forward now.

(No audible responses.)

CHAIRPERSON PEHRSON: Close the audience participation.

Look for a motion to adjourn.

MR. LYNCH: Motion to adjourn.

THE BOARD: Aye.

(The meeting was adjourned at 7:45 p.m.)

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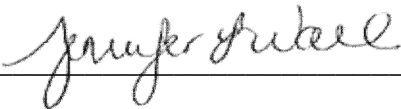
STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

ss.

I, Jennifer L. Wall, Notary Public within and for the County of Oakland, State of Michigan, do hereby certify that the proceedings taken were stenographically recorded in the presence of myself and afterward transcribed by computer under my personal supervision, and that the said proceedings are a full, true and correct transcript.

I further certify that I am not connected by blood or marriage with any of the parties.

IN WITNESS THEREOF, I have hereunto set my hand at the City of Walled Lake, County of Oakland, State of Michigan, this 28th day of September 2016.



Jennifer L. Wall CSR-4183
Oakland County, Michigan
My Commission Expires 11/12/16