



MASTER PLAN AND ZONING COMMITTEE
City of Novi Planning Commission
January 20, 2016 at 4:00 p.m.
Novi Civic Center – Police Training
Center 45125 W. Ten Mile, Novi, MI 48375
(248) 347-0475

Members: Giacobetti, Lynch, Pehrson

Staff Support: Barb McBeth, Sri Komaragiri, Christopher Gruba and Tom Schultz

Consultant Support: Rod Arroyo, Jill Bahm and Joe Tangari from Clearzoning, Allie Pearson from Grissim Metz and Andriese Associates

1. **Roll Call**
2. **Approval of Agenda**
3. **Audience Participation and Correspondence**
4. **Discussion Items**
 - A. Master Plan for Land Use Review 2015
 - i. Potential changes to Future Land Use Map
 - ii. Grand River Corridor Concepts - Draft
 - iii. 2010 Future Land Use and Vacant Land Analysis (Provided based on Committee's request)
 - B. Approval of the October 28, 2015 Master Planning and Zoning Committee meeting minutes.
5. **Adjourn**

MEMORANDUM

DATE: January 15, 2016
TO: Barb McBeth, Deputy Director Community Development
FROM: Rod Arroyo, President
Jill Bahm, Principal Planner
Joe Tangari, Associate Planner
Clearzoning, Inc.
SUBJECT: Master Plan – Future Land Use Map Discussion

The next phase in the Master Plan Update process is to evaluate the land use map. To facilitate the discussion, we are providing the following materials that the MPZ committee is encouraged to review prior to the meeting.

The Future Land Use Map illustrates the land use policies contained in the Master Plan. The map generally represents how the City envisions development will occur. Often it may be confused with the zoning map, which illustrates the boundaries for specific building regulations. While only the zoning map has the force of law, the future land use map guides the City as to how the zoning map may be applied. Future land use designations do not imply immediate rezoning of properties are needed; rather, the Master Plan offers guidance on the conditions that should be met as to when the rezoning of parcels may be appropriate.

The future land use map contains all the future land use categories as defined in the Master Plan (those definitions have been included for reference). Our team reviewed the future land use map with staff and identified several areas where conditions have changed and a discussion of desirable future land uses would be worthwhile. These items are indicated on the attached maps (by quadrant). The attached maps include the following notations that are color-coded for discussion at our upcoming meeting:

- **Map clarifications.** These areas are mostly parkland that will be confirmed internally (no discussion needed)
- **Study areas.** There are three study areas that will be addressed in an upcoming discussion (note: the study area indicated on the Quadrant 1 map could be discussed along with the adjacent properties).
- **PRO and similar developments.** Note that it is the City of Novi's practice to update the future land use map from time to time upon approval of new planned developments, such as planned residential overlay (PRO). There are some projects currently in the development review process that we include as being on the "watch list," meaning that their designations will likely change in the upcoming year (no discussion needed).
- **Areas for confirmation.** Does the City still intend to retain these areas as designated on the map? These are mainly roads and areas associated with the Town Center and a few additional parcels.
- **Areas for discussion.** These areas may have been impacted by nearby development or by adjacent roadways (such as M-5).

Community Plan and Projections

Future Land Use

Future Land Use

The Future Land Use Map divides the City into categories of land use based on various studies, demographics information, and community input. The following describes the land use categories designated on the Future Land Use Map (see Figure 64).

Single-Family Residential

This land use is designated for single-family detached residential. The recommended density or the number of dwellings per acre varies throughout the City. Higher density residential land use is designated in areas that transition to commercial or light industrial developments. Refer to the Residential Density Map for specific density recommendations (see Figure 63).

Mobile Home Residential

This land use is designated for housing within a manufactured housing community, created according to the regulations in the Mobile Home Commission Act. Housing in these areas is manufactured in a factory, brought to the site, and in most cases placed on property leased from a park operator.

Multiple-Family Residential

This land use is designated for multiple-family residential dwellings in a variety of settings, ranging from two-family dwellings to low-rise and high-rise apartment complexes. Refer to the Residential Density Map for specific density recommendations (see Figure 63).

Suburban Low Rise

This land use is designated for suburban low rise uses including attached single family residential, multiple family residential, institutional and office uses when developed under a set of use and design guidelines to keep the residential character of the area and minimize the effect that the transitional uses would have on nearby single family residential properties.

Community Office

This land use is designated for small and medium scale office uses that primarily serve the residents of the City. The area may also include facilities for human care and indoor or out door recreation.

Office Commercial

This land use is designated for a variety of medium-scale and large scale general and medical office buildings or complexes with limited personal service and retail uses. The area may also include facilities for human care, hotels, motels, higher education and indoor or outdoor recreation.

Community Plan and Projections

Future Land Use

Office, Research, Development and Technology

This land is designated for a variety of medium-scale and large scale general and medical office buildings or complexes and research, development and technology facilities, with or without related manufacturing or warehouse facilities. The area may also include facilities for office, research and development support services, human care, hotels, motels, higher education and indoor or outdoor recreation.

Office, Research, Development and Technology with Retail Service Overlay

This land use is designated with an Office, Research, Development and Technology designation and an additional Retail Services Overlay designation to include additional retail service uses that serve employees and visitors to an office use area, including but not limited to fuel stations, car washes, restaurants (including drive-through) and convenience stores in Office Research, Development and Technology use areas if and when the Zoning Ordinance is modified to permit additional retail services in the OST, Planned Office Service Technology zoning district. This use designation would encourage the development of a limited amount of retail services to serve the employees and visitors of Office, Research, Development and Technology use areas if and when the Zoning Ordinance is modified to permit additional retail services in the OST, Planned Office Service Technology zoning district.

Local Commercial

This land use is designated for convenience shopping for residents within nearby neighborhoods. It includes retail, personal service establishments, and small offices.

Community Commercial

This land use is designated for comparison-shopping needs of a larger population base. They are along major thoroughfares and roadway intersections.

Town Center Commercial

This land use is designated for pedestrian oriented, community focal point area with a variety of uses including retail, commercial, office, residential, civic uses, and open spaces with an urban character.

Town Center Gateway

This land use is designated for mixed-use development that provides an appropriate transition and a sense of arrival into the Town Center Commercial land use. These uses include a mixture of moderate density residential, commercial, and office. A detailed description of development criteria can be found in the Gateway Ordinance.



Community Plan and Projections

Future Land Use

Regional Commercial

This land use is designated for higher intensity commercial uses that serve not only the comparison shopping needs of the entire community, but cater to a regional market as well.

PD2

This land use is designated with a Regional Commercial designation and the additional PD2 designation to direct development to use the Zoning Ordinance's Planned Development Option. This Option provides greater site plan design flexibility for key properties.

Industrial, Research, Development and Technology

This land is designated for a variety of office, research and development, light industrial and warehousing uses. These uses may range from a single use site to a large mixed use complex. The area may also include facilities for office, research, development and manufacturing support services, higher education and indoor recreation.

Heavy Industrial

This land use is designated for manufacturing, assembly and fabrication operations, often on a relatively large scale.

Environmental Areas

This land use is designated for regulated wetlands of 5 acres or more that are likely to pose constraints for development.

Public

This land use is designated for government buildings, fire stations, public utility uses such as the wastewater treatment plant, and water storage facility. If the area ceases to be considered for public uses, residential uses are appropriate if the area is assigned a density on the Master Plan's Residential Density Patterns Map (see Figure 63).

Educational Facilities/Property

This land use is designated for private and public educational facilities. If the area ceases to be considered for educational facility uses, residential uses are appropriate if the area is assigned a density on the Master Plan's Residential Density Patterns Map (see Figure 63).

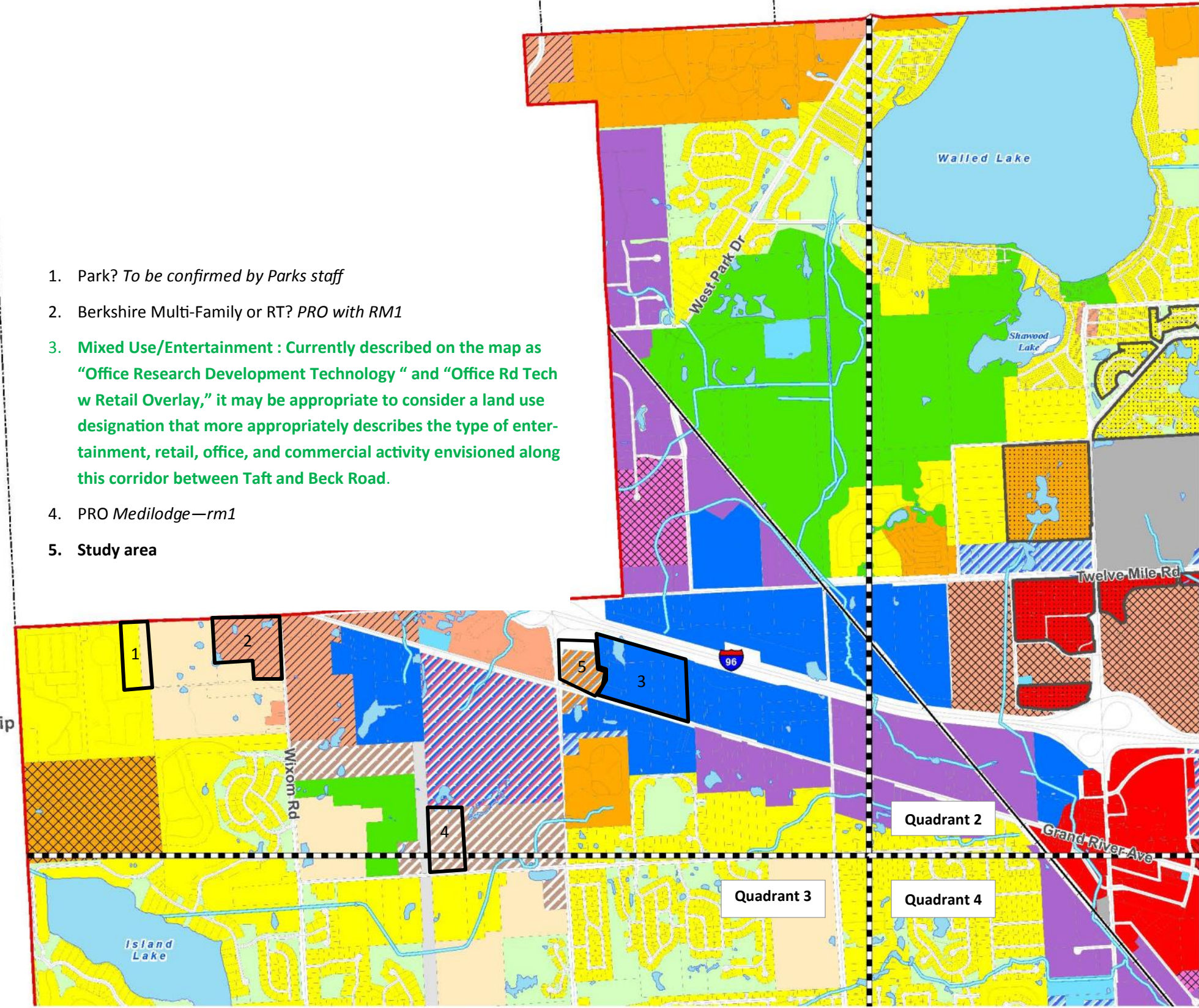
Public and Private Parks and Open Space

This land is designated for public and private parks and open space. If the area ceases to be considered for public and private park or open space uses, residential uses are appropriate if the area is assigned a density on the Master Plan's Residential Density Patterns Map (see Figure 63).

Utility

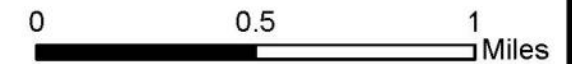
This land is designated for non-municipal public utility uses. If the area ceases to be considered for utility uses, residential uses are appropriate if the area is assigned a density on the Master Plan's Residential Density Patterns Map.

2010 Future Land Use Quadrant One City of Novi Oakland County, Michigan



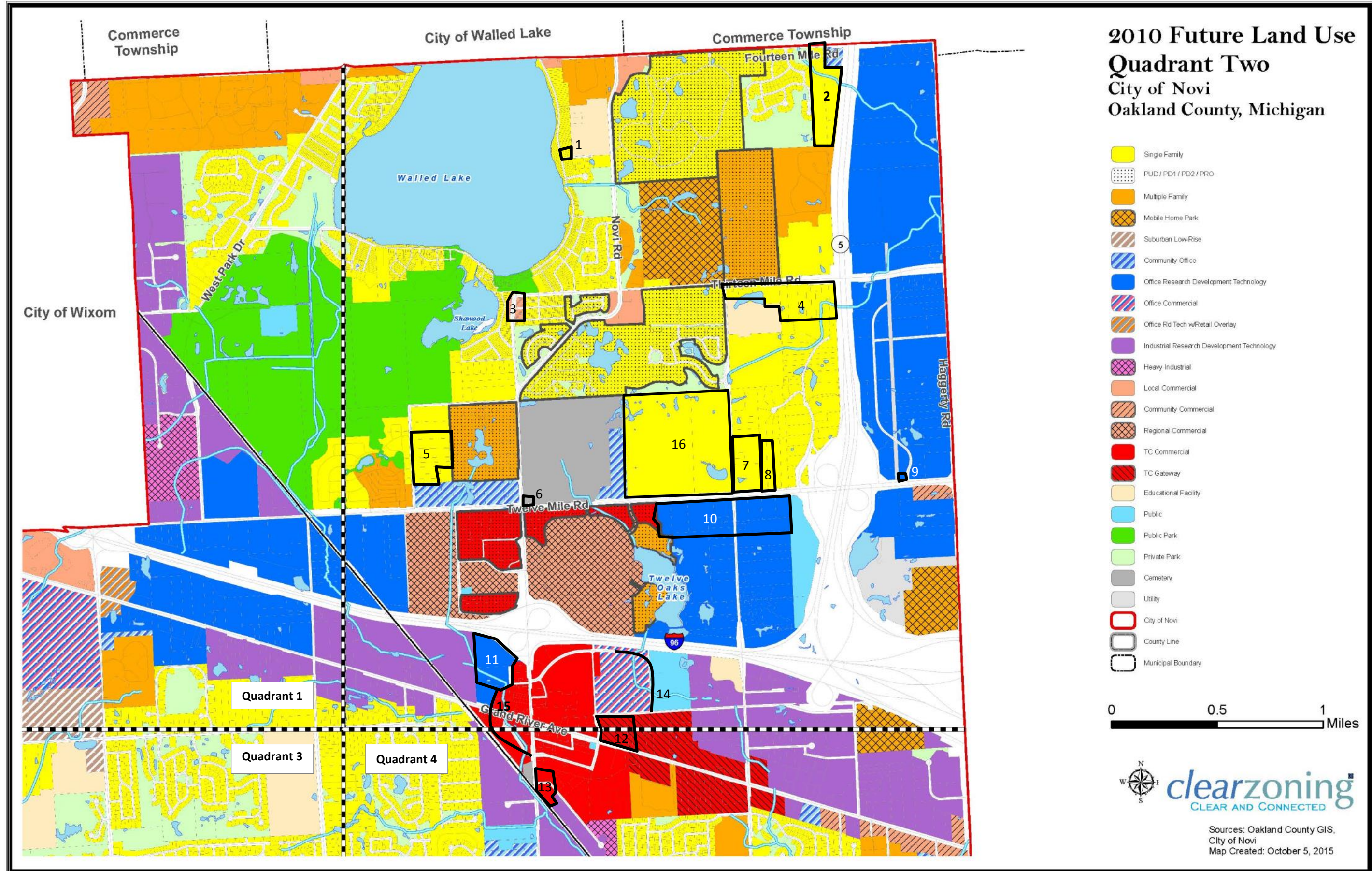
1. Park? *To be confirmed by Parks staff*
2. Berkshire Multi-Family or RT? *PRO with RM1*
3. **Mixed Use/Entertainment** : Currently described on the map as “Office Research Development Technology” and “Office Rd Tech w Retail Overlay,” it may be appropriate to consider a land use designation that more appropriately describes the type of entertainment, retail, office, and commercial activity envisioned along this corridor between Taft and Beck Road.
4. PRO Medilodge—rm1
5. Study area

- Single Family
- PUD / PD1 / PD2 / PRO
- Multiple Family
- Mobile Home Park
- Suburban Low-Rise
- Community Office
- Office Research Development Technology
- Office Commercial
- Office Rd Tech wRetail Overlay
- Industrial Research Development Technology
- Heavy Industrial
- Local Commercial
- Community Commercial
- Regional Commercial
- TC Commercial
- TC Gateway
- Educational Facility
- Public
- Public Park
- Private Park
- Cemetery
- Utility
- City of Novi
- County Line
- Municipal Boundary



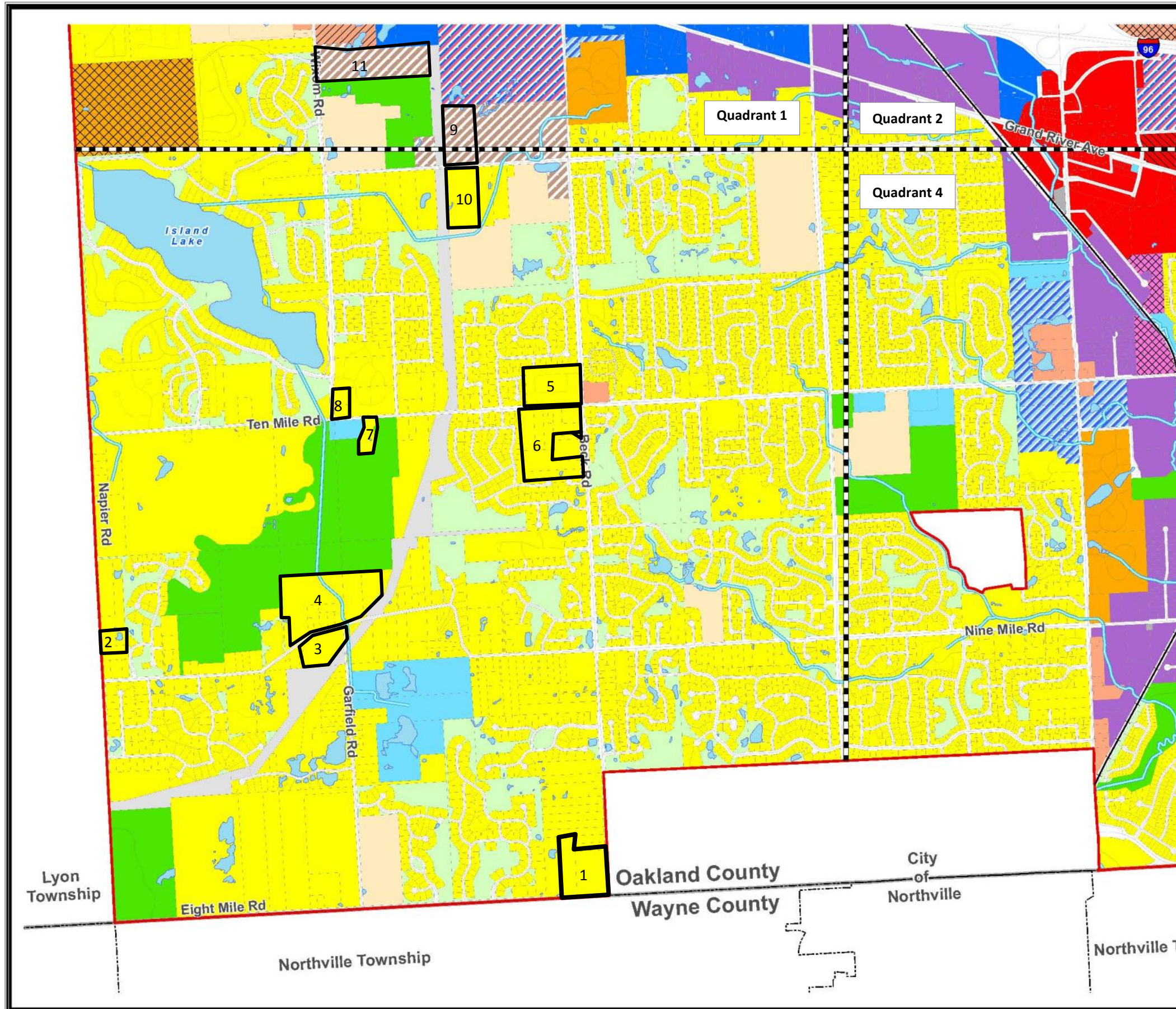
Sources: Oakland County GIS,
City of Novi
Map Created: October 5, 2015

1. Park. No—it's a sidewalk. Other park questions will be reviewed with park director
2. Alternatives? Should this land use designation be updated to reflect context of this parcel. See also #4 and 10. Residential uses appropriate next to M5?
3. Study Area
4. Alternatives?
5. Dixon Meadows (4.3) 4.2 tentatively approved. Boundaries need to be updated
6. Cemetery Corner—Review Confirm current land use designation still appropriate.
7. Beacon Hill PRO Project is on "watch list"
8. Future Church? Discuss whether land use designation is appropriate.
9. Starbucks ORDT w/ retail overlay. This is part of a study area (see attached staff memo)
10. Alternatives?
11. Study Area
12. Town Center Study 1
13. Town Center Study 2
14. Ring Road 1 confirm roads to remain on map.
15. Ring Road 2 confirm roads to remain on map.
16. Educational Facility—Discuss.

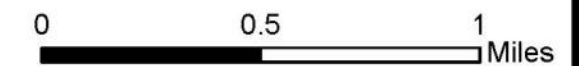


2010 Future Land Use Quadrant Three City of Novi Oakland County, Michigan

1. Dunhill PRO (1.65/acre) "watch list"
2. Barr Property **This is a park—mark green.**
3. Grant for a Park *checking w park director*
4. Potential Residential Development "watch list" - just starting (Mercado)
5. Val. North PRO approved r3? 1.65 leave as is.
6. Val. South PRO (1.65) r3 (1.59)
7. Park **Yes**
8. Day Care—**Discuss whether land use should be modified**
9. PRO (medilodge)
10. *Not actually changing? Oberlin Open space pres option in R4—No Change.*
11. Add to Density 7.3 or 6.5 **7.3 suburban low-rise**

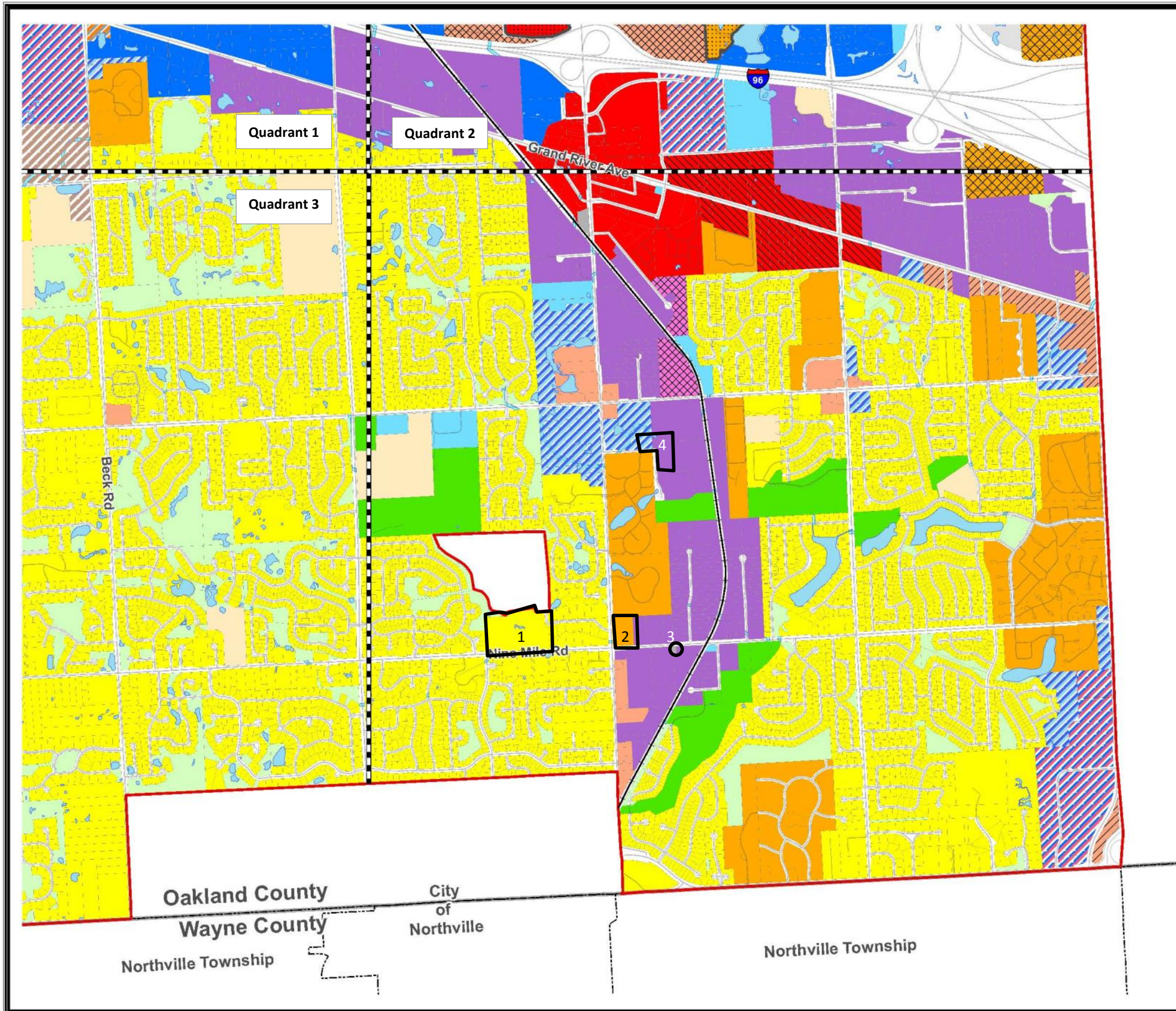


- Single Family
- PUD / PD1 / PD2 / PRO
- Multiple Family
- Mobile Home Park
- Suburban Low-Rise
- Community Office
- Office Research Development Technology
- Office Commercial
- Office Rd Tech w/Retail Overlay
- Industrial Research Development Technology
- Heavy Industrial
- Local Commercial
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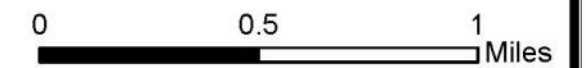
Sources: Oakland County GIS,
City of Novi
Map Created: October 5, 2015

2010 Future Land Use Quadrant Four City of Novi Oakland County, Michigan



- Single Family
- PUD / PD1 / PD2 / PRO
- Multiple Family
- Mobile Home Park
- Suburban Low-Rise
- Community Office
- Office Research Development Technology
- Office Commercial
- Office Rd Tech w/Retail Overlay
- Industrial Research Development Technology
- Heavy Industrial
- Local Commercial
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1. Potential Requests
*PRO straight request
leave on for
discussion*
2. Wants more than 7.3
to match Saddle
Creek (9.3) *rm2
zoning? Pre-submittal*
3. **Arie Liebowitz Light
Ind (Zoned Res) -
Confirm land use**
4. Novi Ten Townhomes
PRO rm 1 designation



Sources: Oakland County GIS,
City of Novi
Map Created: October 5, 2015

MEMORANDUM

DATE: January 15, 2016
TO: Barb McBeth, Deputy Director Community Development
FROM: Rod Arroyo, President
Jill Bahm, Principal Planner
Joe Tangari, Associate Planner
Clearzoning, Inc.
SUBJECT: Master Plan – Grand River Corridor

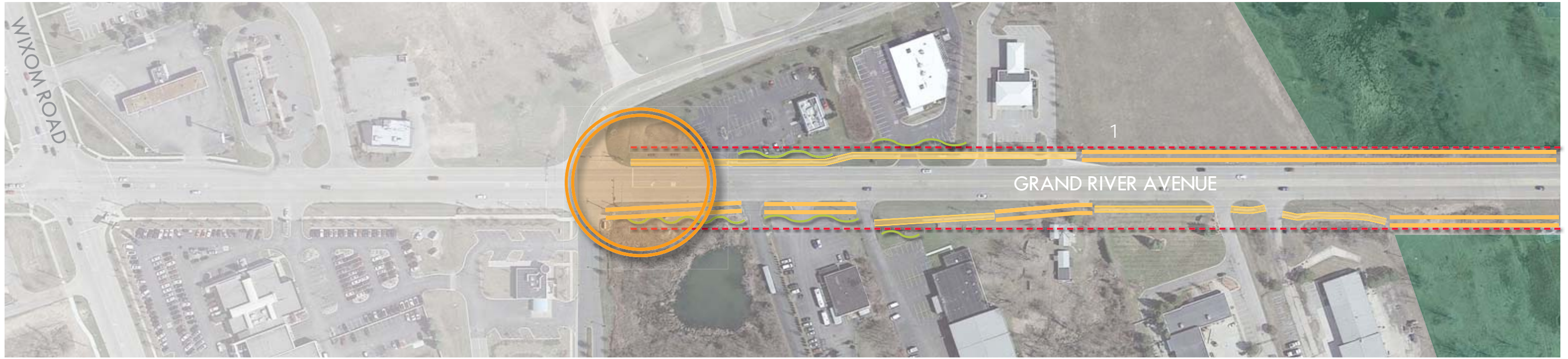
As a part of the Master Plan Update project, the City is including a special section on the Grand River Corridor. This historic transportation thoroughfare has played an important role in the development of the City of Novi. With its proximity to the railroad and, subsequently, to I-96, the corridor has been a home to industry for many decades. Over time, as the economy changed, the uses and forms of development has changed as well; it includes retail stores, offices, restaurants, and residential uses. From the more densely developed eastern portion to the less dense western end, the corridor holds opportunities for development and redevelopment as well as identity-building for the City.

This section of the Master Plan will include the following:

1. Assessment of the corridor – Inventory & Analysis (Existing Conditions)
 - a. Streets/traffic
 - b. Pedestrian/Non-motorized network
 - c. Open space & natural features
 - d. Lighting, landscaping, maintenance
 - e. Existing land use & projects
2. Economic/Market context – residential, commercial (retail, office), industrial
3. Summary of Public input as it relates to Grand River
4. Goals & Objectives
5. Corridor Plan
 - a. Corridor gateways
 - b. Planned NM transportation – the City's Non-Motorized Transportation plan will be included for reference as well as additional specific recommendations for improving Grand River. Improvement concepts will be shared with the Road Commission for Oakland County for their review.
 - c. Land use map/framework
 - d. Streetscape plan
6. Implementation – strategies for implementing the vision of the Corridor Plan will be incorporated into the Implementation section of the Master Plan. In the future, the City may wish to consider a

Corridor Improvement Authority as one approach to implementing future enhancements and development strategies; therefore, these strategies will be presented in a way that makes it easy to pull them out should the Corridor Plan need to stand on its own.

Attached are some initial concepts for the MPZ committee to consider in advance of our upcoming discussion. Keep in mind that these sheets are simply works in progress and additional analysis will be completed to refine the concepts presented here. Some of the examples and precedent images may seem to represent a denser, urban environment than that found in the Grand River corridor; additional images will be incorporated that illustrate less dense suburban settings.



CORRIDOR LANDSCAPE

Existing Conditions Analysis
Wixom Road to Beck Road



1



2



3



4











ANALYSIS

- Traffic volumes on; fUbx Fj Yf''''''

CONCLUSIONS

LEGEND

-  - Grand River Corridor Right of Way
-  - Novi Town Center Boundary (NIC)
-  - Gateway Opportunity
-  - Pedestrian Circulation - Existing
-  - Pedestrian Circulation Opportunity
-  - Existing Tree Locations
-  - Visual Screening Needed
-  - Natural Areas / Enhancement Opportunity



CORRIDOR LANDSCAPE

Existing Conditions Analysis
Taft Road to Novi Road



9



10






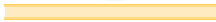




11



12



LEGEND

-  - Grand River Corridor Right of Way
-  - Novi Town Center Boundary (NIC)
-  - Gateway Opportunity
-  - Pedestrian Circulation - Existing
-  - Pedestrian Circulation Opportunity
-  - Existing Tree Locations
-  - Visual Screening Needed
-  - Natural Areas / Enhancement Opportunity



CORRIDOR LANDSCAPE













Enhancement Concept
Wixom Road to Beck Road



ANALYSIS

CONCLUSIONS

LEGEND

-  - Grand River Corridor Right of Way
-  - Novi Town Center Boundary (NIC)
-  - Main Corridor Gateway / Identity
-  - Corridor Threshold / Significant Intersection
-  - District Boundary
-  - Pedestrian Circulation
-  - Corridor Pedestrian Lighting Locations
-  - Corridor Pedestrian Seating Locations
-  - Natural Feature Enhancement
-  - Visual Screening
-  - Street Trees
-  - Bridge Enhancement / Feature















CORRIDOR LANDSCAPE

Existing Conditions Analysis
Taft Road to Novi Road



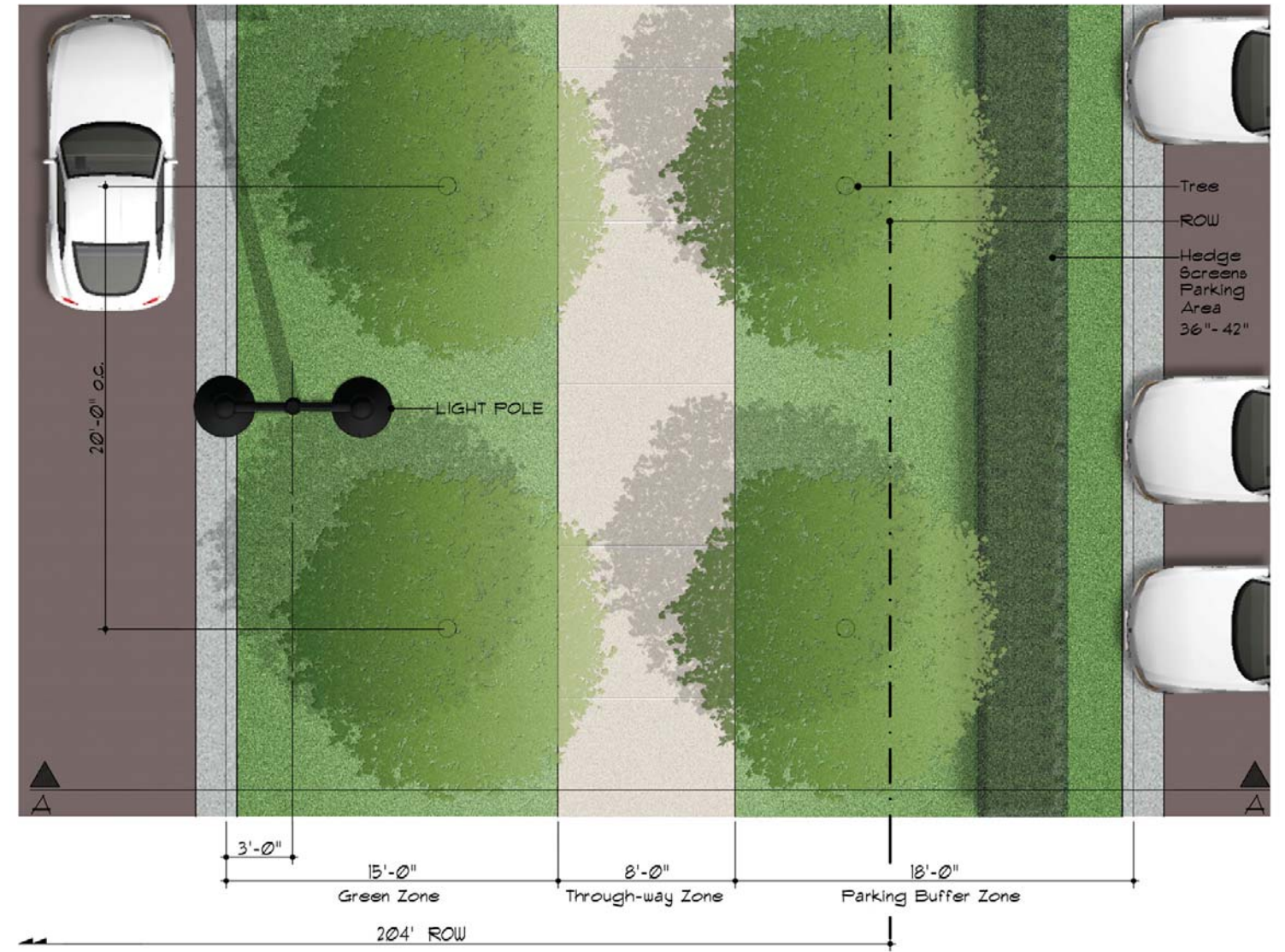
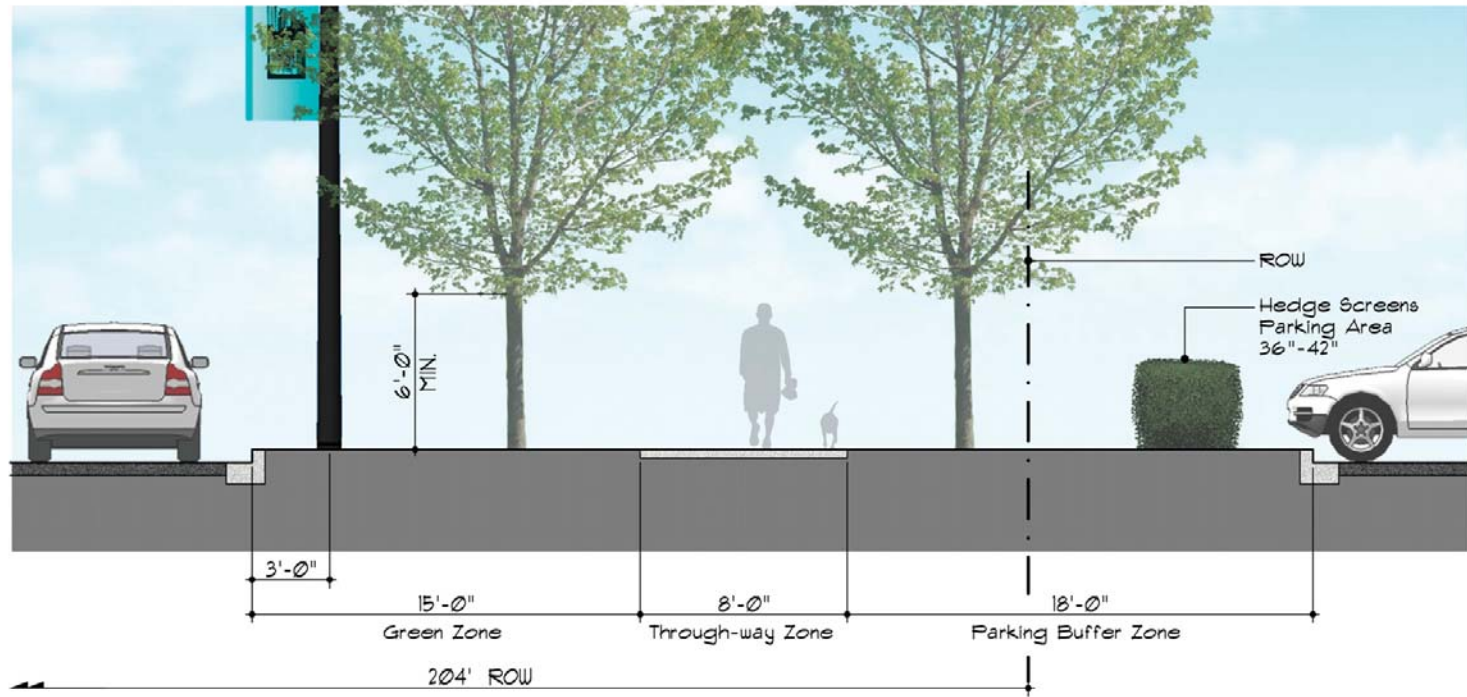
LEGEND

-  - Grand River Corridor Right of Way
-  - Novi Town Center Boundary (NIC)
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-  - Street Trees
-  - Bridge Enhancement / Feature

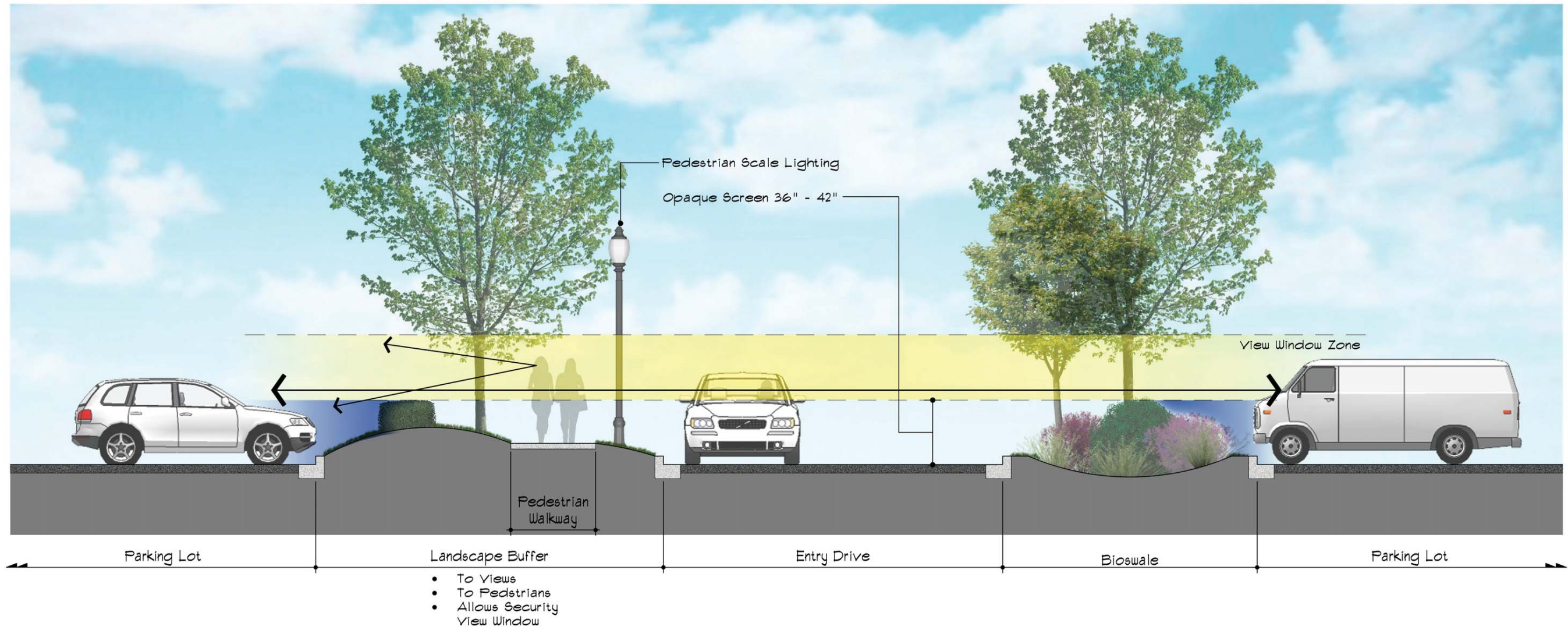


STREETSCAPE ENHANCEMENTS

Excellent connector and collector traffic systems define the Corridor as primarily an automobile dominated world.



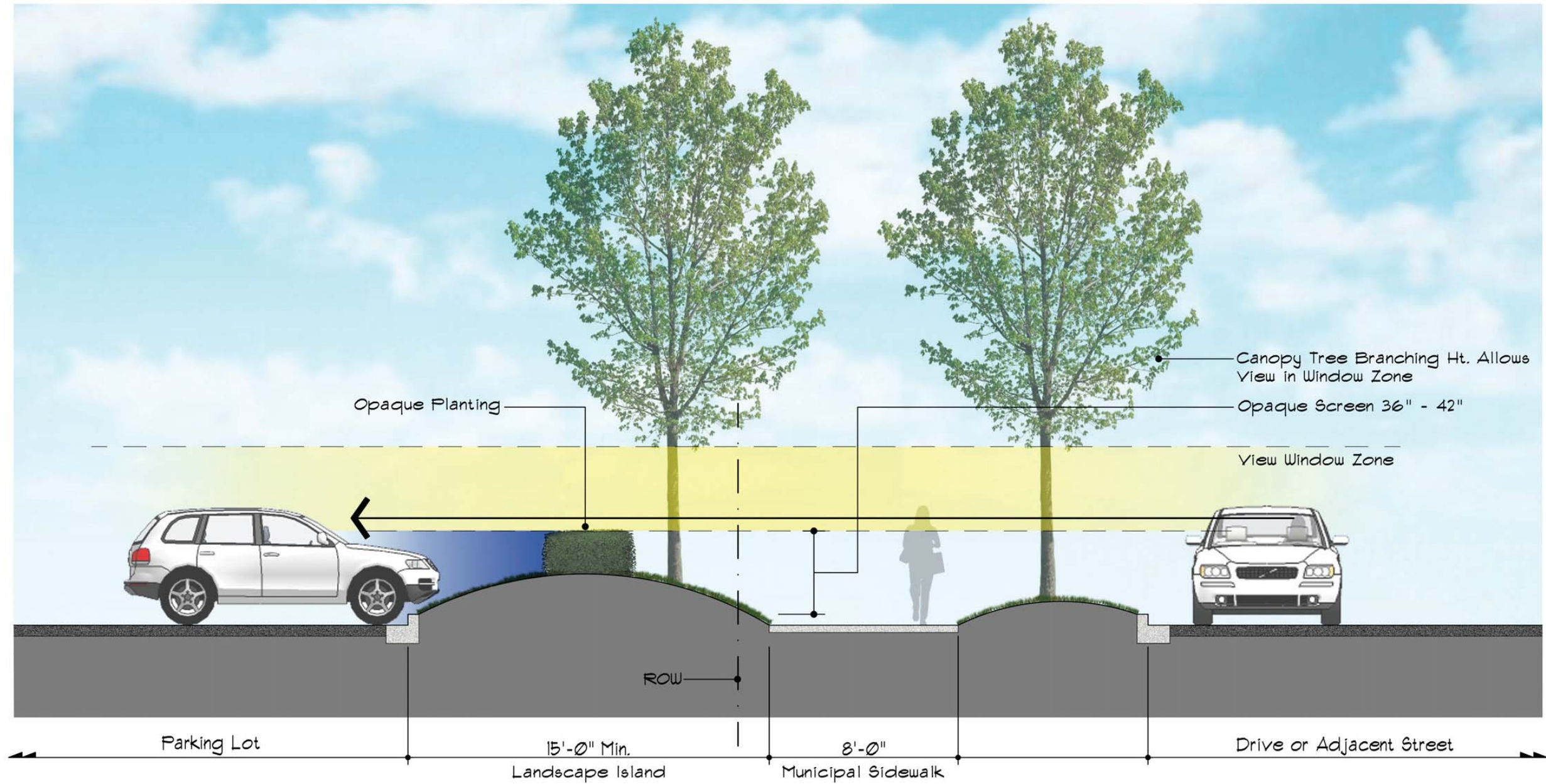
Primary Corridor 'B2'



Entrance Drive - Landscape Treatment

STREETSCAPE ENHANCEMENTS

Excellent connector and collector traffic systems define the Corridor as primarily an automobile dominated world.



Intent

- Screen Parking from Adjacent Street or Pedestrian View
- Allow View Window for Security

Parking Lot - Landscape Buffer



PRECEDENT IMAGES

D19 - Howell, MI Streetscape Enhancements





PRECEDENT IMAGES

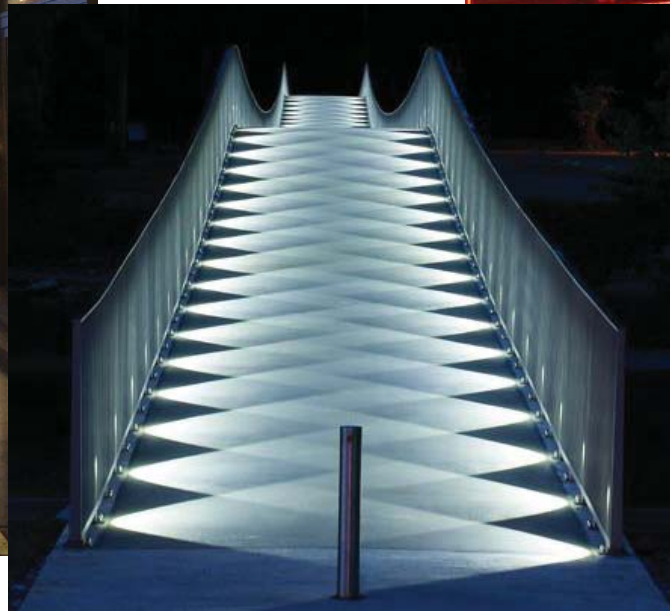
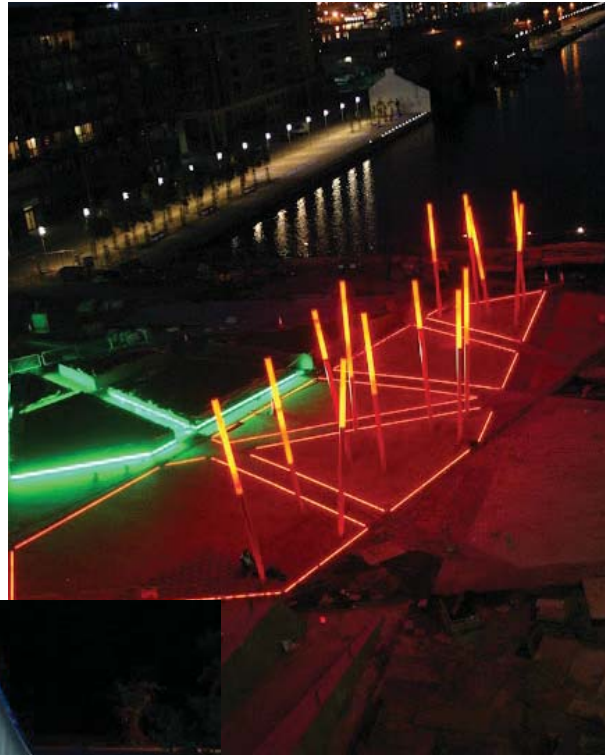
Identity / Signage





AMENITIES // LIGHTING

Excellent connector and collector traffic systems define the Corridor as primarily an automobile dominated world.



- Lighting design will be part of an overall streetscape design that includes other amenities such as bus stops, trash receptacles, and benches. Amenities will be coordinated, establishing a unifying identity for a world-class boulevard.
- Streetlights will be used to define Corridor edges. "Because of their regularity and location, streetlights form lines, usually of receding poles marked with a fixture on top, that the eyes grasp and follow. They emphasize the linearity of the street."¹
- Like other street furniture, light fixtures along the boulevard will have a contemporary, elegant, sleek design.
- Sidewalks will be lit with pedestrian-scaled lights of an identical or similar design to streetlights. Pedestrian lighting will be used to define pedestrian pathways, illuminate pedestrian gathering places, and increase pedestrians' sense of security.
- Lighting will draw attention to focal points such as pedestrian bridges, public art, and landmark buildings.
- Light fixtures, particularly parking lot lightpoles, will be directed and shielded to minimize light pollution, spillover, and glare.

(Footnotes)

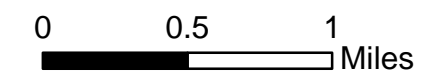
¹ Allan B. Jacobs, *Great Streets* (Boston: Massachusetts Institute of Technology, 1996), page 299.

2010 Future Land Use and Vacant Land Analysis

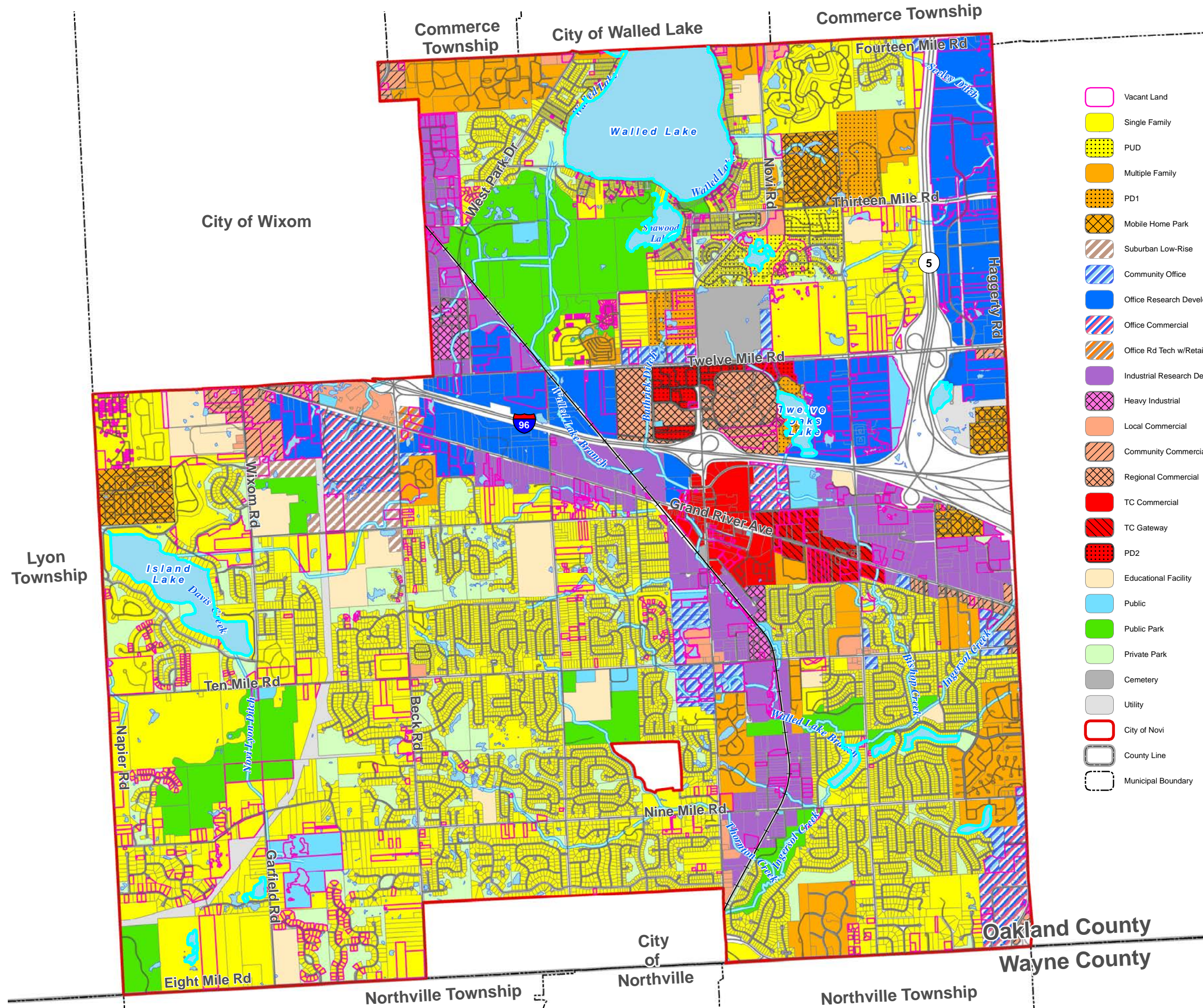
City of Novi
Oakland County, Michigan

Future Land Use	Acres Developed	% of Total Acres	Acres Vacant	% of Total Acres	Total Acres
Single Family	6,216	87%	899	13%	7,115
PUD	151	76%	48	24%	199
Multiple Family	953	98%	18	2%	971
PD1	171	83%	35	17%	207
Mobile Home Park	319	100%	0	0%	319
Suburban Low-Rise	96	75%	31	25%	127
Community Office	165	70%	71	30%	236
Office Research Development Technology	689	51%	664	49%	1,354
Office Commercial	282	89%	36	11%	318
Office Rd Tech w/Retail Overlay	8	44%	10	56%	18
Industrial Research Development Technology	895	77%	269	23%	1,164
Heavy Industrial	89	97%	3	3%	92
Local Commercial	140	83%	29	17%	169
Community Commercial	128	194%	66	34%	195
Regional Commercial	216	87%	32	13%	248
TC Commercial	176	88%	24	12%	200
TC Gateway	83	62%	51	38%	134
PD2	74	81%	18	19%	92
Educational Facility	498	99%	5	1%	503
Public	107	39%	170	61%	277
Public Park	1,214	97%	40	3%	1,254
Private Park	1,143	98%	22	2%	1,164
Cemetery	139	100%	0	0%	139
Utility	207	100%	0	0%	207
Total	14,161		2,541		16,702*

* The City of Novi contains 20,001 acres. The remaining 3,299 acres of land consists of lakes, ponds, and right-of-way.



Sources: Oakland County GIS, City of Novi
Map Created: October 5, 2015



- Vacant Land
- Single Family
- PUD
- Multiple Family
- PD1
- Mobile Home Park
- Suburban Low-Rise
- Community Office
- Office Research Development Technology
- Office Commercial
- Office Rd Tech w/Retail Overlay
- Industrial Research Development Technology
- Heavy Industrial
- Local Commercial
- Community Commercial
- Regional Commercial
- TC Commercial
- TC Gateway
- PD2
- Educational Facility
- Public
- Public Park
- Private Park
- Cemetery
- Utility
- City of Novi
- County Line
- Municipal Boundary



MASTER PLAN AND ZONING COMMITTEE
City of Novi Planning Commission
October 28, 2015 at 6:00 p.m.
Novi Civic Center – City Council Chambers
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475
DRAFT Minutes

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

ROLL CALL

Present: Members Michael Lynch and Mark Pehrson

Absent: Robert Giacometti

Staff Present: Barbara McBeth, Deputy Director Community Development; Sri Ravali Komaragiri, Planner; Christopher Gruba, Planner

Consultants Present: Rod Arroyo, Jill Bahm and Joe Tangari, Clearzoning for 2015 Master Plan Update

APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Pehrson.

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER PEHRSON AND SECONDED BY CHAIR LYNCH:

A motion to approve the October 28, 2015 Master Plan and Zoning Committee agenda. *Motion carried 2-0.*

AUDIENCE PARTICIPATION AND CORRESPONDENCE

Residents Ned and Nishi Nagar were present before the Committee to discuss expanding their existing day care at 49700 W. Ten Mile Road. Mr. William Bowman with Thompson-Brown Realtors, was also in attendance on behalf of the Nagar's.

Mr. Nagar summarized the letter and information that was included in the meeting packet.

The current zoning of the subject property is RA, Residential Acreage. The current future land use map has the subject property planned for single-family residential. Expansion of the day care would require that the property be rezoned to a district that would allow expansion of the day care beyond 120 children. The Committee asked that staff investigate Mr. Nagar's request to determine whether it would fit with the future growth of the City.

Susan Morrison, Marty Fluharty and Alan Jaros were present on behalf of the Americana Foundation and MSU Extension Service to discuss the properties at 28115 Meadowbrook Road. Ms. Morrison stated that both the Americana Foundation property and the MSU Extension Service property are educational facilities that will remain as such in perpetuity. As such, she argued that the properties should not be planned for "single family residential", as illustrated on the proposed future land use map, but rather as "educational facility". She stated that the properties provide public education and preserve history and natural beauty for the City. She also recommended that the Americana Foundation property should not have an overlay designation of "vacant" on the proposed future land use map, since the term implies an absence of usefulness. Ms. Morrison brought attention to item #6 on page 88 of the Master Plan, which detailed a buildout of the property and provided a residential density. She believed that such a density should not be illustrated, because this implies that properties will be developed for single family residential. Ms. Morrison noted that the area along Meadowbrook Road north of Twelve Mile Road has a rural character that should be preserved. In

particular, she recommended against rezoning the property at the northeast corner of Twelve Mile and Meadowbrook from the current RA zone district.

Mr. Lynch stated that the recommendations should be considered. Ms. McBeth indicated that the Planning Division intends to prepare a report on the matter, and will be in contact with Ms. Morrison.

DISCUSSION ITEMS

A. Master Plan for Land Use Review 2015

i. Summary of Market Analysis

Jill Bahm with Clearzoning Inc. summarized the market analysis for the City. She provided a graphic that illustrated the inflow and outflow of commuters to the City each day. She indicated that more non-residents commute to Novi for work than residents that leave Novi for work. Per data from SEMCOG, only approximately 4,500 people both live and work within the City. Mr. Lynch questioned whether this figure accounted for people that work from home. Ms. Bahm noted that the amount of people working from home is not as high as assumed, but will be provided in a future report. Mr. Lynch indicated that it was important to understand trends in the workforce and to prepare accordingly. Ms. Bahm noted that there is a significant amount of underutilized office space along Grand River Avenue between Haggerty Road and Meadowbrook Road. She indicated that both the baby boomer and millennials population segments desired a more walkable environment, and both desire the same type of housing. She indicated that it would be beneficial to the residents and the business community if people did not have to travel outside of the City for entertainment. Ms. Bahm discussed how light and hi-tech manufacturing would fit well with Novi's physical environment, such as breweries and 3D printing companies. Heavy industry such as auto manufacturing would not be as physically compatible. She indicated that Novi residents have spending capacity, but oftentimes travel outside the City to spend. It was discussed that traffic and infrastructure data will be collected as part of the Master Plan revision, but that the separate Thoroughfare Master Plan will focus on this specifically. The Master Plan revision is intended to give general direction for the Thoroughfare Master Plan.

ii. Update on public input from Open House held October 21, 2015

Joe Tangari with Clearzoning Inc. reviewed the freestyle public input that was received during the Master Plan Open House on October 21, 2015. In general, non-motorized transportation was important, in which people can access services without the use of a car. Residents also expressed an appreciation for the pathway system and would like it to expand. Many comments were received regarding the frustrating high levels of traffic. Residents want to be able to walk from their house to gathering places. Mr. Tangari indicated that a variety of housing is important to residents, in which there are housing options for different life stages. Comments were also received in favor of commercial uses that promote character, including art galleries and boutiques. Mr. Lynch said that the public comments conjured an image of Northville, with public squares and boutiques.

iii. Review Master Plan Goals & Objectives

Jill Bahm reviewed the goals and objectives on page 2 of the Master Plan Update report. The five goals are quality and variety of housing, community identity, environmental stewardship, infrastructure and economic development. It was discussed that the goals must be measureable, such as being able to measure the change in tree cover from year to year. Ms. Bahm indicated that pages 3-16 of the Master Plan Update report group the goals into a chart format which identifies which goals have been completed.

iv. **Update on possible requested amendments to the Future Land Use Map**

Ms. McBeth reviewed several requested amendments to the proposed future land use map, brought to the attention by property owners and developers. She indicated that interest has been expressed in building a credit union at the entrance of Oakland Hills Cemetery, expand the existing day care at the northeast corner of Wixom Road and Ten Mile Road, adding another hotel building adjacent to the existing Crown Plaza hotel at Novi Road and I-96, and expanding Saddle Creek Apartments to the south at the corner of Novi Road and Nine Mile Road.

Mr. Pehrson stated that of all the proposed developments requiring changes to the future land use map, the one that seemed least appropriate would be adding another hotel next to the Crown Plaza hotel. He indicated that the existing ingress and egress to the site is substandard.

B. **Approval of the August 26, 2015 Master Planning and Zoning Committee meeting minutes.**

VOICE VOTE ON MEETING MINUTES APPROVAL MOTION MADE BY MEMBER PEHRSON AND SECONDED BY LYNCH:

A motion to approve the August 26, 2015 Master Planning and Zoning Committee meeting minutes.
Motion carried 2-0.

Mr. Arroyo stated that the next Master Planning and Zoning Committee meeting will focus on the future land use map and density map. Particular attention will also be given to the Grand River Corridor, which is seen as the main thoroughfare in Novi and containing most of the City's character.

Ms. Fluharty mentioned that the Environmental Law & Policy Center in Chicago offers a service that shows what a city will look like in the future if certain changes in the Master Plan are implemented. She said that Novi seems to have developed like a lot of other communities in which all the uses are separated from each other. She asked the Committee whether they had ever considered relaxing Zoning Ordinance requirements to allow for subdivisions to have a wide range of lot sizes and house sizes, which would provide social, economic and aesthetic benefits. She also asked that the Committee give more consideration to protecting existing old-growth trees.

ADJOURN

The meeting adjourned at 7:12 p.m.