



ISLAND LAKE NORTH BAY TREE REMOVALS JSP21-23

ISLAND LAKE NORTH BAY TREE REMOVALS JSP21-23

Public Hearing at the request of Elliott Milstein, President of Island Lake North Bay Homeowner's Association, for approval of a Minor amendment to the RUD Plan and 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. The applicant is proposing to remove 31 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 Amendment to the RUD Plan and Revised Landscape Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	6-15-21	<ul style="list-style-type: none"> • Planning recommends approval of the Amended RUD Plan and of the Revised Landscape Plan to allow for the removal of 31 landscape trees subject to the replacement of 13 trees, provided that the Planning Commission finds that the proposed plan meets the Zoning Ordinance standards for a minor change to an approved RUD Area Plan. • Items to be addressed on the Final Site Plan submittal
Landscaping	Approval recommended	6-10-21	<ul style="list-style-type: none"> • Landscape recommends approval of the Amended RUD Plan and of the Revised Landscape Plan contingent upon replacements being provided for 13 of the 31 trees proposed for removal and subject to the submittal of an updated Landscape Plan at Final site Plan submittal. • Items to be addressed on the Final Site Plan Submittal

MOTION SHEET

Approval – Minor Amendment to RUD Plan

In the matter of Island Lake North Bay Tree Removals, JSP21-23, motion to **approve** the Minor Amendment to the RUD Plan 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.*
- l. 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.*
- o. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 3.29.18, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

- AND -

Approval – Revised Landscape Plan

In the matter of Island Lake North Bay Tree Removals, JSP21-23, motion to **approve** the Revised Landscape Plan 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; and
- f. (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 – Minor Amendment to RUD Plan

In the matter of Island Lake North Bay Tree Removals, JSP21-23, motion to **deny** the Minor Amendment to the RUD Plan ... *(because the plan is not in compliance with Article 3.29.18, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

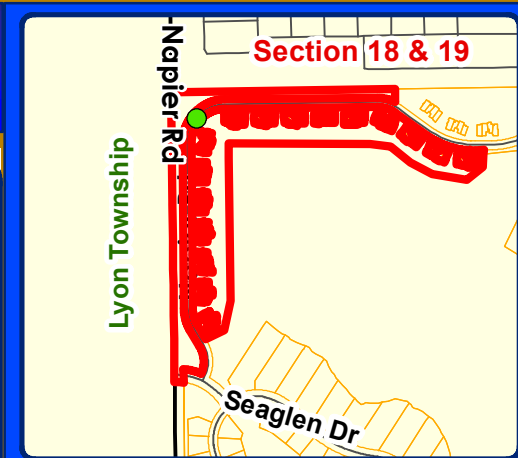
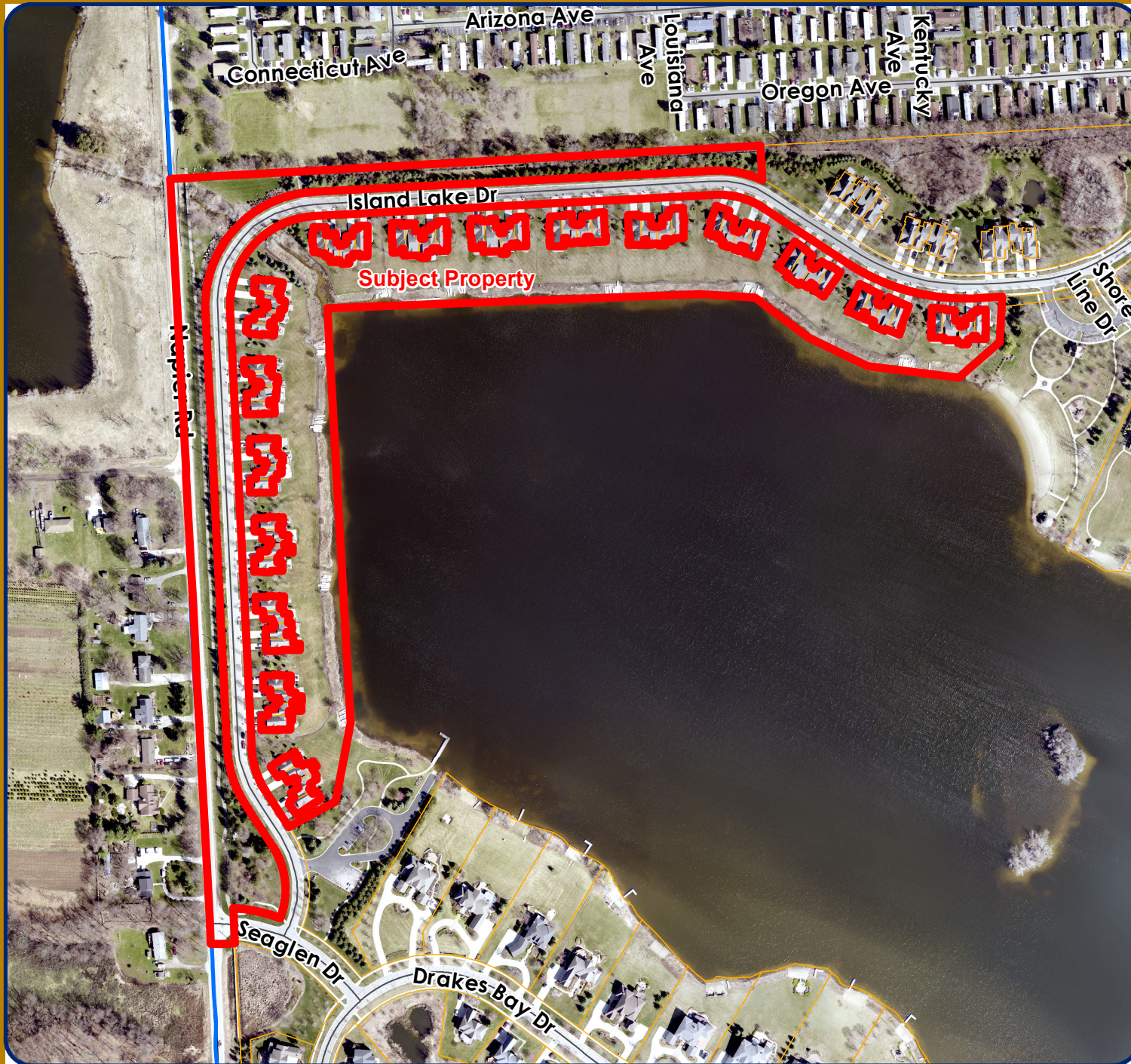
Denial – Revised Landscape Plan


In the matter of Island Lake North Bay Tree Removals, JSP21-23, motion to **deny** the Revised Landscape Plan ... *(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.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP21-23 ISLAND LAKE NORTH BAY TREE REMOVALS

Location

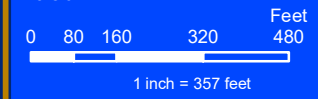


LEGEND
 Subject Property



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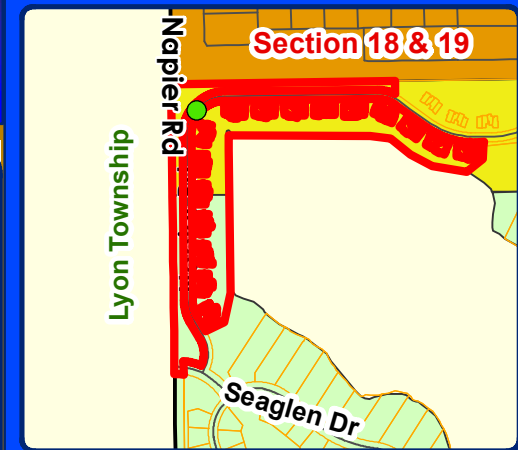
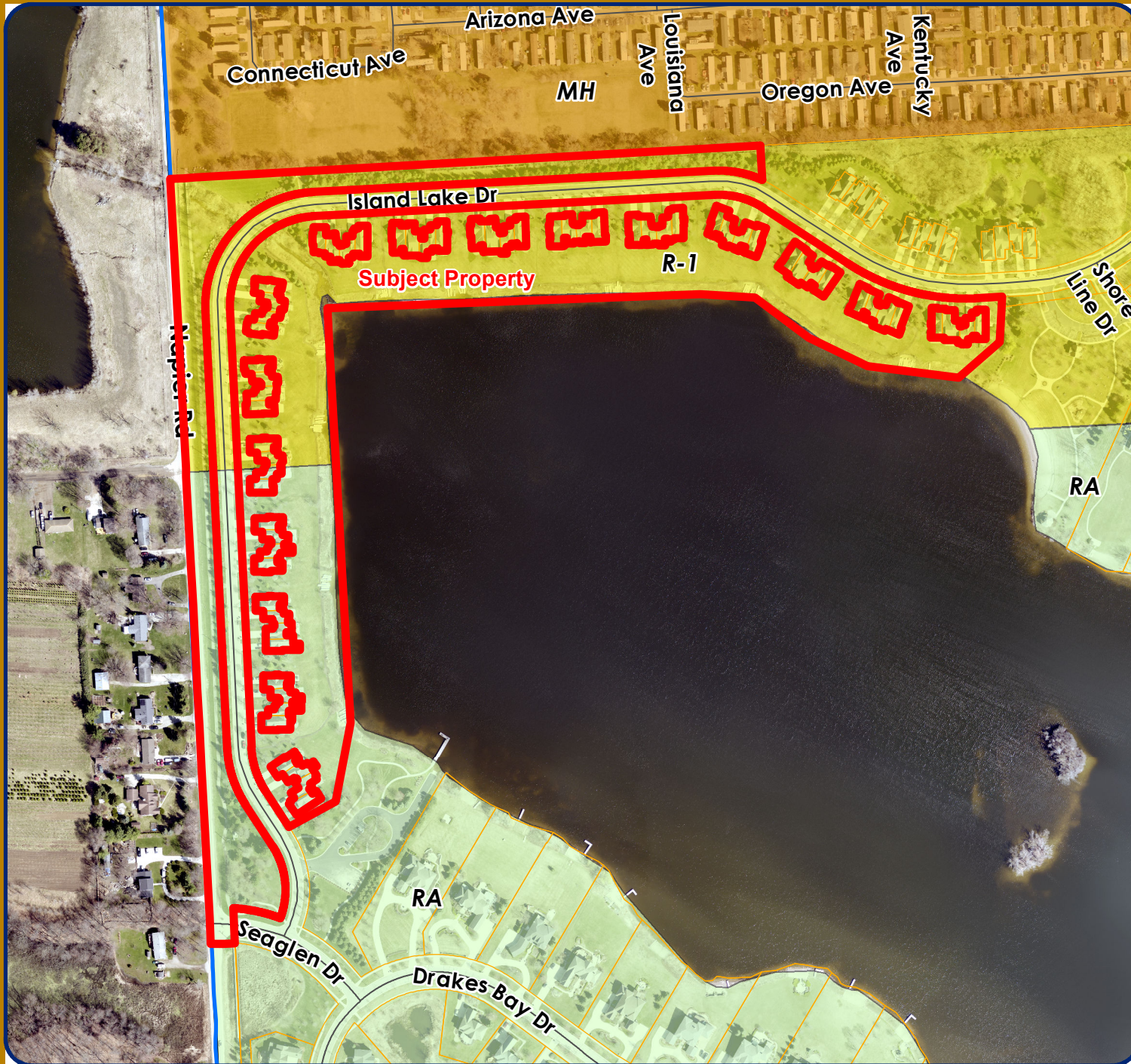
Map Author: Christian Carroll
Date: 7/8/21
Project: ISLAND LAKE NORTH BAY TREE REMOVALS
Version #: 1



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JSP21-23 ISLAND LAKE NORTH BAY TREE REMOVALS

ZONING



LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- MH: Mobile Home District
- Subject Property

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Feet
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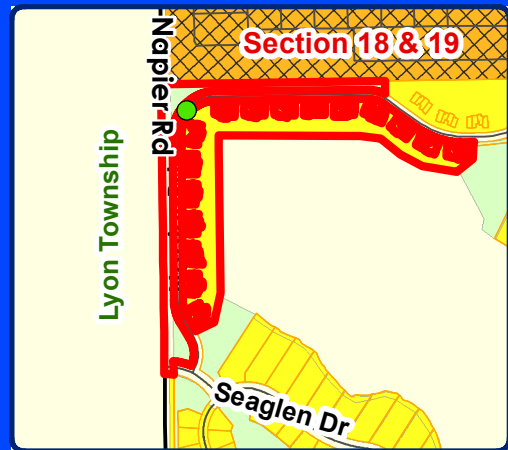
1 inch = 357 feet

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JSP21-23 ISLAND LAKE NORTH BAY TREE REMOVALS

FUTURE LAND USE



LEGEND

- Single Family
- Mobile Home Park
- Private Park
- Subject Property

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Feet
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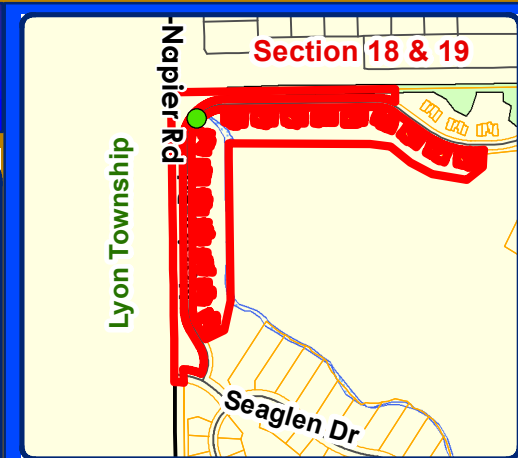
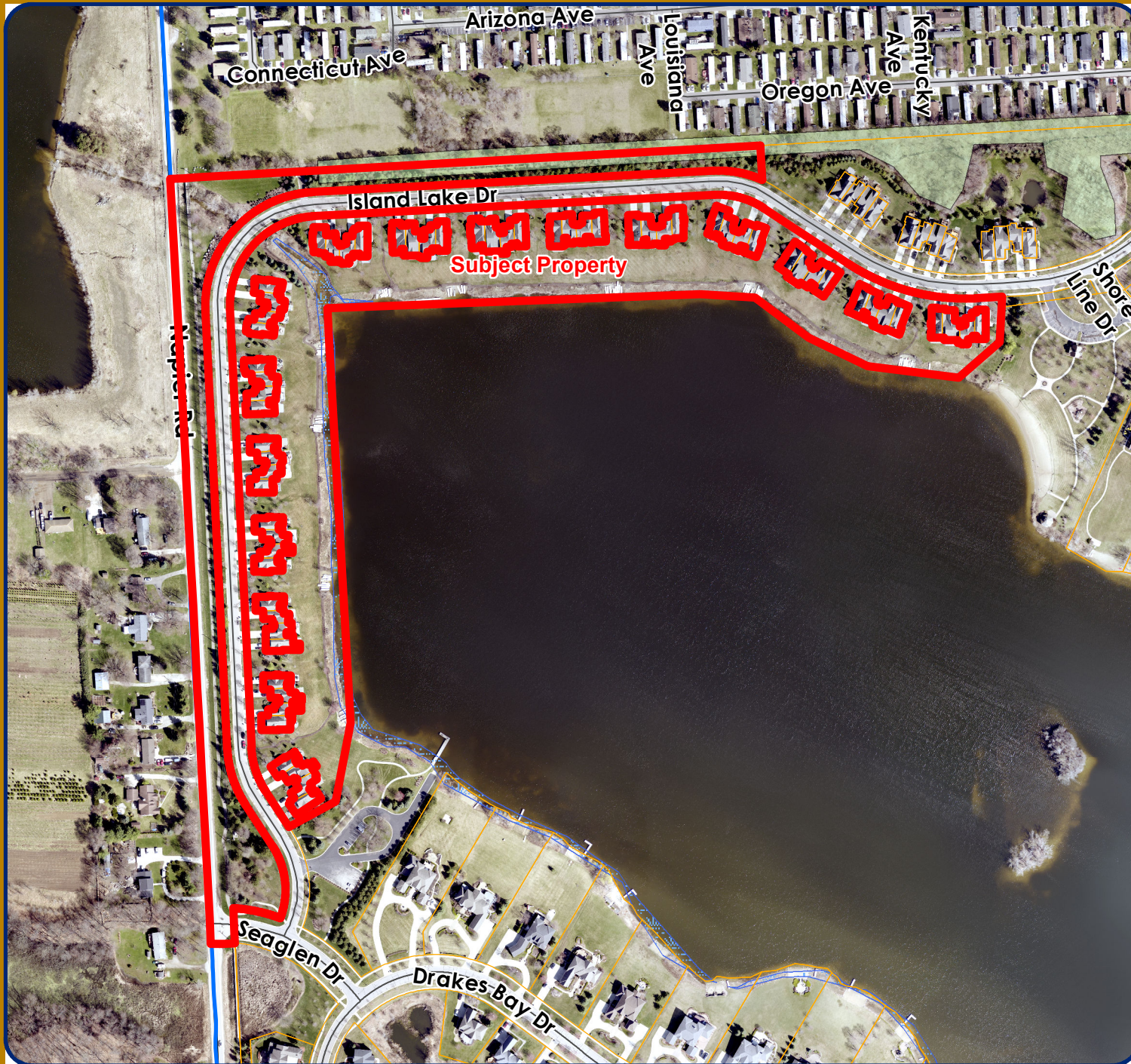
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JSP21-23 ISLAND LAKE NORTH BAY TREE REMOVALS

NATURAL FEATURES



LEGEND


- WETLANDS
- WOODLANDS
- Subject Property



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0 80 160 320 480 Feet
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SITE PLAN

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

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SHEET
TITLE

VEGETATION

CONIFEROUS TREE

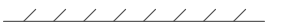
DECIDUOUS TREE

MULTI-STEM CONIFEROUS TREE

MULTI-STEM DECIDUOUS TREE

LINE WORK

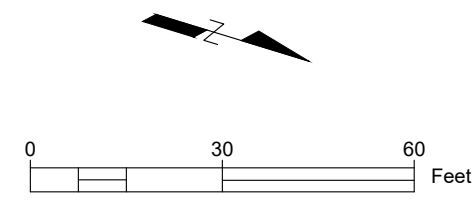
BUILDING



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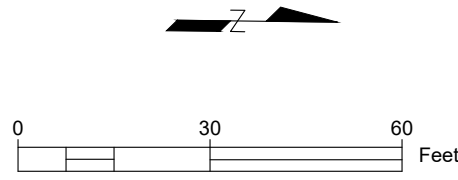
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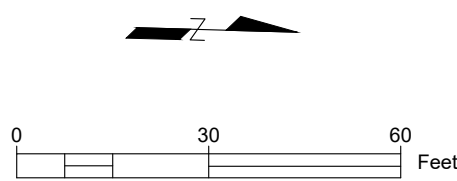
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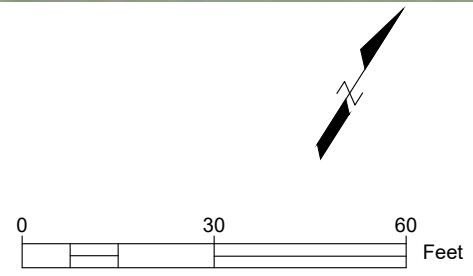
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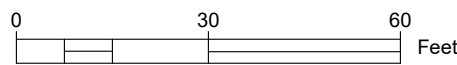
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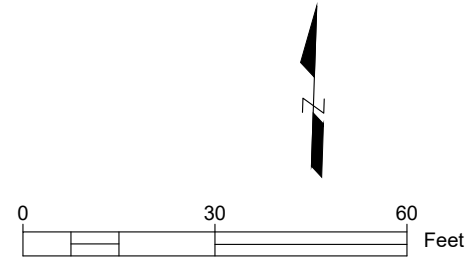
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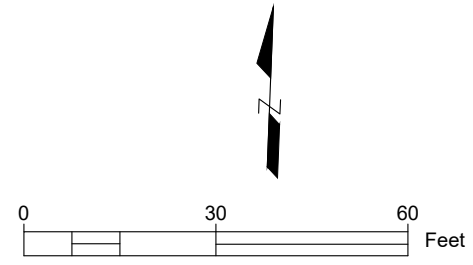
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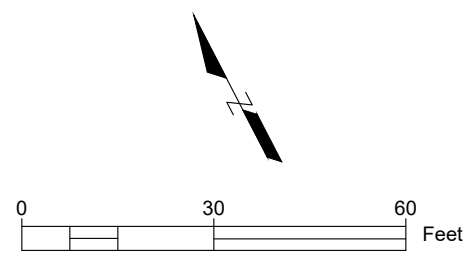
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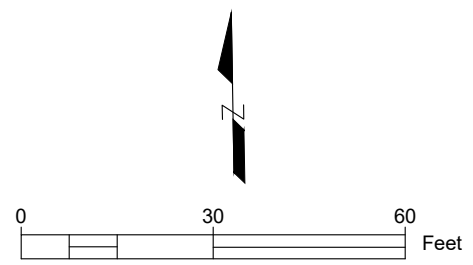
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Tree Table				
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1001	356763.7196	13342762.9800	967.91	MSTD 3 7.1
1003	356788.4079	13342726.8100	966.40	DECS 5.5
1004	356798.2505	13342741.2400	966.54	MSTD 10 1.6
1005	356842.9519	13342735.0900	967.95	MSTD 12 2.4
1006	356829.6645	13342715.6500	966.24	DECS 5.1
1009	356856.8135	13342684.8900	965.65	DECS 7.5
1010	356869.6908	13342705.2400	967.03	MSTD 10 3.5
1012	356905.2879	13342685.9600	967.32	MSTD 2 15.4
1013	356925.5471	13342681.0400	965.42	DECS 10.2
1016	356961.2262	13342682.0200	964.27	DECS 7.1
1018	357014.1297	13342665.9500	964.60	MSTD 4 3.5
1019	357093.8541	13342669.5600	964.30	MSTD 6 1.9
1024	357137.2432	13342652.3300	962.37	DECS 7.1
1025	357167.6730	13342651.6800	961.81	DECS 5.1
1027	357208.5195	13342650.6900	961.65	DECS 5.5
1028	357211.2262	13342674.0700	963.39	MSTD 6 6.3
1030	357246.3312	13342654.4600	961.88	DECS 10.6
1031	357246.8233	13342675.7100	962.89	MSTD 4 2.8
1033	357287.9978	13342638.9600	961.29	DECS 10.2
1034	357288.9001	13342651.9200	962.47	MSTD 6 3.9
1036	357319.9040	13342638.1400	960.37	DECS 10.2
1037	357327.5320	13342650.8600	961.75	MSTD 3 11.8
1039	357370.3469	13342637.6500	959.51	DECS 9.4
1040	357360.7505	13342650.4500	960.24	MSTD 2 9.4
1042	357402.5812	13342635.4400	959.74	DECS 9.1
1043	357403.6474	13342647.1600	961.25	MSTD 10 3.5
1044	357445.1501	13342664.5500	960.30	MSTD 10 1.9
1045	357442.7715	13342635.8500	958.99	DECS 5.5
1048	357482.3876	13342631.9900	958.63	DECS 8.3
1049	357482.4696	13342651.3500	959.68	MSTD 5 3.1

Tree Table				
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1050	357516.3443	13342630.6000	958.46	DECS 9.4
1052	357533.4867	13342631.8300	958.23	DECS 6.7
1055	357597.0530	13342624.4400	956.59	DECS 7.5
1058	357677.1875	13342624.3600	957.12	DECS 6.7
1062	357753.0569	13342618.9500	955.45	DECS 3.1
1064	358251.6625	13342831.0600	955.12	DECS 8.7
1066	358253.5490	13342870.1800	954.89	DECS 5.1
1068	358255.2715	13342910.7000	955.25	DECS 8.3
1070	358258.8804	13342941.7800	955.38	DECS 7.9
1073	358261.0129	13342993.1300	955.48	DECS 9.4
1074	358249.3659	13342966.5500	956.00	DECS 9.4
1076	358262.8994	13343025.2000	955.77	DECS 6.3
1078	358261.8331	13343064.9000	955.91	DECM 12.2
1080	358265.8522	13343104.7600	956.07	DECS 5.9
1081	358269.2971	13343137.1600	956.17	DECS 5.9
1085	358269.2971	13343186.2100	956.86	DECS 8.7
1087	358271.8397	13343219.3400	956.53	DECS 7.5
1088	358270.9375	13343258.5500	957.12	DECS 5.9
1090	358275.8587	13343298.3300	957.35	DECS 7.1
1092	358277.7452	13343329.0100	957.12	DECS 5.9
1094	358274.9565	13343358.8600	956.86	DECS 7.5
1099	358285.1271	13343451.7900	956.53	DECS 9.1
1101	358288.5720	13343492.8800	956.30	DECS 8.3
1103	358288.6540	13343524.8700	955.61	DECS 5.1
1107	358287.5877	13343607.1400	955.84	DECS 8.7
1108	358290.8686	13343572.3600	955.64	DECS 8.7
1110	358289.8843	13343644.8700	955.84	DECS 9.8
1112	358298.0044	13343685.3900	955.31	DECS 9.8
1118	358300.3010	13343832.1200	954.36	DECM 11.8
1120	358281.2721	13343868.3800	954.20	DECS 3.9

Tree Table				
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1122	358265.5241	13343906.1000	954.30	DECS 8.3
1124	358236.6527	13343954.7400	953.61	DECS 6.7
1126	358224.5136	13343972.7900	953.71	DECS 5.9
1129	358196.4624	13344027.7400	953.67	DECM 13.8
1132	358173.0044	13344058.7500	954.17	DECS 6.3
1134	358152.8272	13344093.3600	954.53	DECS 5.1
1136	358131.0096	13344117.5600	954.13	DECS 6.3
1137	358115.6717	13344138.7200	954.89	DECS 10.2
1138	358100.9900	13344150.1200	955.25	DECS 5.9
1140	358095.6586	13344186.2100	954.92	DECS 5.1
1141	358075.5635	13344207.7000	955.41	DECS 6.7
1142	358046.5280	13344206.4700	955.94	DECS 8.3
1143	358080.8948	13344218.9300	955.15	DECS 4.3
1145	358064.6547	13344216.7200	955.77	DECS 7.1
1147	358066.4591	13344258.7100	955.12	DECS 5.5
1149	358058.3390	13344291.1100	955.64	DECS 4.3
1150	358042.3450	13344281.5200	955.71	DECS 6.7
1153	358043.0011	13344356.0700	956.63	DECS 5.5
1154	358044.1494	13344386.0100	956.23	DECS 4.7
1156	358009.3725	13344395.8500	957.84	DECM 12.2
1158	358079.5825	13344176.9400	955.51	DECS 5.1
1160	358161.0293	13344049.4000	955.09	MSTD 7 6.7
1161	358253.7131	13343857.7100	956.07	MSTD 11 1.9
1163	358225.1698	13343859.4300	957.48	DECS 4.3
1164	358283.8148	13343826.1300	955.45	MSTD 4 3.1
1165	358267.0825	13343646.2600	956.99	MSTD 4 2.8
1166	358241.2459	13343658.8100	957.15	DECS 6.3
1167	358269.0510	13343607.7100	956.20	MSTD 7 2.4
1168	358275.4486	13343493.4600	956.96	MSTD 4 3.5
1169	358272.2498	13343451.5400	957.51	MSTD 6 4.2



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



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

LOCATION TABLE
 ISLAND LAKE TREE SURVEY

JOB NO.
 INB2001

SHEET
 10 OF 14

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PROJECT MANAGER: SCOTT BLISS
 C:\PW_WORK\21081570_VSP_BASE_INB2001.DWG - SHEET - (1) - FULL SCALE GREY SCALE.STB - PLOTTED 1/13/2021 12:26 PM BY BLISS, SCOTT

Tree Table				
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1170	358268.0667	13343413.4000	957.05	MSTD 8 3.6
1171	358280.5339	13343382.8900	956.56	DECS 5.5
1172	358261.6691	13343297.5100	957.51	MSTD 7 4.8
1173	358252.7288	13343259.5300	957.84	MSTD 7 5.9
1174	358258.4703	13343219.6700	957.45	MSTD 7 4.3
1175	358246.2492	13343065.8800	956.86	MSTD 5 6.7
1176	358250.5142	13343026.3500	956.63	MSTD 5 2.9
1177	358224.5956	13342872.3100	956.63	MSTD 5 7.9
1178	358236.4887	13342909.6300	956.79	DECS 5.9
1179	358236.8167	13342831.9600	956.30	MSTD 8 1.8
1180	357834.9959	13342638.4700	957.19	MSTD 5 1.8
1181	357793.9033	13342627.5600	955.58	MSTD 2.4
1182	357677.7616	13342638.8800	957.97	MSTD 8 1.9
1183	357597.0530	13342637.8100	957.44	MSTD 8 1.8
1184	357564.3266	13342628.3800	957.97	DECS 8.7
1185	357635.8489	13342651.6800	957.19	MSTD 8 2
1186	357055.6324	13342685.0600	964.67	MSTD 6 1.8
1187	356927.5976	13342706.7900	966.90	CONS 7.9
1188	356742.7083	13342758.2600	968.02	CONM 7
1189	356744.3150	13342770.3000	969.99	CONM 11
1190	356749.0849	13342773.5100	970.50	CONM 11
1191	356753.1208	13342781.5200	970.97	CONM 10
1192	356762.9523	13342791.9300	970.43	CONM 13
1193	356770.1578	13342801.5600	970.58	DECM 10
1194	356747.9765	13342821.6800	966.03	DECL 47
1195	356775.7330	13342815.9500	969.94	CONM 13
1196	356778.8201	13342827.5800	969.34	CONM 12
1197	356788.2241	13342835.8200	967.39	CONM 6
1198	356793.4266	13342849.8600	966.51	CONM 7
1199	356800.7698	13342854.1200	964.61	CONM 13

Tree Table				
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1200	356793.6691	13342869.7900	965.67	DECM 9
1201	356805.8014	13342869.8600	965.64	CONM 11
1202	356814.0680	13342872.7200	963.92	CONM 14
1203	356795.4382	13342884.3100	962.36	DECM 9
1204	356810.6220	13342894.4000	963.52	DECM 7
1205	356829.5856	13342880.2100	962.61	DECM 12
1206	356833.6835	13342862.7300	960.08	DECM 10
1207	356987.0579	13342862.8600	947.14	DECM 10
1208	357042.6534	13342854.3300	945.49	DECM 13
1209	356978.8923	13342761.5000	957.09	DECM 7
1210	356964.4473	13342751.5000	959.02	DECM 7
1211	356950.6703	13342756.4200	959.97	CONS 4
1212	356947.6374	13342737.0200	962.82	CONS 3
1213	356968.8676	13342716.3100	963.83	CONS 3
1214	356942.0649	13342717.0200	964.84	DECM 8
1215	356954.5961	13342704.1500	963.82	DECM 8
1216	357522.5723	13342648.6600	959.62	MSTD 3 6
1217	357556.9263	13342641.0400	958.96	MSTD 4 7
1218	357539.3567	13342648.7600	958.04	DECM 6
1219	357542.8103	13342662.9600	958.21	CONS 3
1220	357536.1944	13342681.3800	957.77	CONS 4
1221	357550.6788	13342705.4000	953.36	DECM 7
1222	357535.9369	13342718.2200	953.24	DECM 8
1223	357546.3612	13342733.0000	950.03	DECM 7
1224	357546.6610	13342794.2100	946.26	DECM 8
1225	357543.0312	13342811.7300	945.18	DECM 12
1226	357514.5375	13342814.5400	945.13	DECS 5
1227	357489.5737	13342773.5700	948.84	DECS 5
1228	357407.8094	13342773.5900	949.57	DECS 2
1229	357384.2077	13342819.0500	944.75	DECM 7

Tree Table				
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1230	357324.7562	13342821.7900	944.87	DECS 5
1231	357317.9474	13342780.0900	950.72	DECS 2
1232	357347.1677	13342738.7400	953.32	DECM 9
1233	357358.8776	13342727.5400	954.26	DECM 9
1234	357341.9058	13342720.6200	956.45	DECM 7
1235	357344.2861	13342688.8200	959.84	CONM 7
1236	357354.0355	13342676.4100	959.30	CONS 3
1237	357339.2256	13342670.3800	959.77	CONS 4
1238	357187.2621	13342793.3200	951.78	DECM 8
1239	357150.5176	13342819.6600	946.53	DECM 8
1240	357133.2187	13342828.8200	946.09	DECM 6
1241	357123.7192	13342792.6600	953.98	DECS 4
1242	357143.7661	13342756.3300	956.38	DECS 3
1243	357158.2095	13342742.5600	958.42	DECM 11
1244	357145.0089	13342731.7600	960.94	CONS 3
1245	357145.0553	13342713.6300	962.68	CONS 3
1246	357160.2810	13342719.2100	961.78	CONM 8
1247	357145.1727	13342696.9800	962.89	CONM 8
1248	357166.6480	13342691.2200	962.67	MSTD 3 7
1249	357134.3196	13342669.7600	963.90	MSTD 4 8
1250	357094.0141	13342649.0900	962.22	DECM 7
1251	357055.3800	13342659.4000	962.44	DECS 3
1252	357013.5753	13342652.3800	963.27	DECM 8
1254	356975.5944	13342669.0300	964.78	MSTD 5 8
1256	357792.9772	13342614.0300	955.54	DECM 7
1258	357831.7673	13342616.6800	955.21	DECS 5
1259	357842.6414	13342668.4000	956.14	DECS 3
1260	357872.2176	13342611.9600	954.80	DECM 8
1263	357910.4395	13342622.2900	955.30	MSTD 4 8
1265	357956.5448	13342608.7700	953.78	DECS 4



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



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NOVI, MI 48374

LOCATION TABLE
ISLAND LAKE TREE SURVEY

JOB NO.
INB2001

SHEET
11 OF 14

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PROJECT MANAGER: SCOTT BLISS
 C:\PW_WORK\2\1081570\NSP_BASE_INB2001.DWG - SHEET - (12) - FULL SCALE GREY SCALE.STB - PLOTTED 1/13/2021 12:26 PM BY BLISS, SCOTT

Tree Table				
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1266	357960.3767	13342623.9100	955.28	MSTD 5 9
1267	357949.7312	13342648.4100	955.21	CONM 6
1268	357932.6420	13342656.4464	954.33	CONS 5
1269	357933.8565	13342683.6100	953.53	CONM 6
1270	357932.9485	13342697.7500	950.48	CONM 11
1271	357947.8170	13342699.9600	950.15	CONM 13
1272	357942.0144	13342714.0300	947.72	CONM 7
1273	357938.0158	13342726.5200	946.36	DECS 3
1274	357959.6233	13342794.8700	945.21	DECM 12
1275	357907.0968	13342807.3200	945.08	DECM 8
1276	357894.7305	13342759.0300	946.14	DECS 2
1277	357779.2157	13342760.2300	946.38	DECS 3
1278	357772.4186	13342809.1700	945.25	DECM 11
1279	357719.9917	13342810.1100	944.43	DECS 5
1280	357719.7684	13342762.2400	946.95	DECS 4
1281	357741.7306	13342730.0600	947.84	DECM 9
1282	357752.7050	13342708.1900	949.42	DECM 10
1283	357727.2161	13342703.4700	953.53	DECM 10
1284	357734.5653	13342689.1700	954.80	CONM 8
1285	357727.8199	13342670.0400	957.10	DECM 8
1286	357747.2612	13342668.3400	955.01	CONS 3
1287	357752.6561	13342630.4900	955.86	MSTD 3 8
1288	357719.4749	13342638.0600	958.09	MSTD 4 6
1289	357648.3299	13342681.5500	962.86	MSTD 3 3
1290	357452.7535	13342694.4400	965.16	DECM 6
1291	357257.6727	13342696.4800	962.68	DECS 5
1292	357063.6549	13342712.7800	966.35	MSTD 3 2
1293	356864.2649	13342756.9900	966.83	DECS 3
1295	357998.9189	13342606.6600	953.52	DECM 12
1297	358037.3874	13342622.0100	953.97	DECM 11

Tree Table				
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1298	358039.8103	13342685.3200	960.49	DECS 3
1299	358079.0464	13342615.9000	952.75	DECS 4
1302	358124.0656	13342625.5800	952.43	DECM 6
1304	358148.3784	13342639.1000	952.78	DECS 4
1307	358173.7584	13342654.8300	952.49	DECM 6
1308	358193.1251	13342676.5500	951.18	DECM 9
1309	358210.0802	13342678.9500	951.94	DECM 9
1310	358222.4195	13342694.4900	951.89	DECM 9
1311	358179.7397	13342695.6000	944.98	DECM 6
1312	358190.2193	13342702.5300	942.78	DECS 4
1313	358191.6319	13342703.1500	943.10	DECM 10
1315	358185.2471	13342705.9800	942.52	DECM 8
1316	358138.6667	13342757.9200	942.84	DECS 2
1317	358149.2247	13342729.3600	946.56	DECS 2
1318	358161.6036	13342670.3100	951.11	CONS 3
1319	358144.4341	13342653.9000	951.98	CONM 5
1320	358131.7054	13342651.5300	953.94	CONS 5
1321	358117.4767	13342650.8600	954.82	MSTD 5 6
1322	358133.6397	13342663.9200	954.03	CONM 6
1323	358126.8992	13342685.9300	954.30	DECM 7
1324	358149.0522	13342681.5200	950.22	CONM 10
1325	358144.5853	13342695.8600	950.35	MSTC 2 6
1326	358133.8712	13342704.0700	949.78	CONM 14
1327	358107.5463	13342708.2500	954.39	MSTC 8 2
1328	358127.1829	13342726.0800	953.49	CONM 11
1329	358123.4971	13342735.5700	952.56	CONM 11
1330	358111.2821	13342728.0500	949.55	DECM 9
1331	358111.5215	13342739.9100	948.15	CONM 12
1332	358110.0711	13342752.8500	946.85	CONM 14
1333	358096.6604	13342755.5200	950.60	CONM 10

Tree Table				
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1334	358088.4358	13342765.5700	949.45	CONM 10
1335	358081.1391	13342771.8900	945.65	CONM 7
1336	358082.2725	13342793.2000	943.51	DECS 5
1337	358121.2742	13342787.8400	943.32	DECS 3
1338	358107.0559	13342805.8900	942.82	DECS 4
1340	357914.5122	13342677.4800	955.33	MSTD 6 2
1342	358240.5245	13342793.8300	955.67	MSTD 3 8
1343	358243.8472	13342768.5200	954.60	DECS 3
1347	358223.7482	13342734.2900	958.95	MSTC 2 9
1348	358230.3745	13342743.7700	953.26	CONM1 6
1349	358233.5445	13342753.6100	954.16	CONM 7
1350	358229.8996	13342766.9900	955.09	CONM 6
1351	358213.5442	13342769.8500	954.65	CONM 10
1352	358213.0727	13342785.4700	955.88	DECS 4
1353	358215.5303	13342747.3300	953.72	CONM 10
1354	358204.1347	13342755.4200	952.60	CONM 6
1355	358199.8266	13342770.2800	953.38	CONM 10
1356	358190.2586	13342775.9700	953.08	CONM 12
1357	358179.7327	13342783.4100	952.88	CONM 12
1358	358165.7590	13342788.9300	951.02	DECM 8
1359	358169.0539	13342774.3500	945.97	MSTD 2 2
1360	358157.8846	13342770.8500	942.92	DECS 3
1361	358177.0910	13342753.6400	942.94	MSTD 4 4
1362	358197.8445	13342724.8502	942.68	MSTD 4 6
1363	358204.0279	13342721.3800	943.07	DECM 13
1364	358200.6895	13342716.2000	941.98	DECS 5
1365	358199.5927	13342713.0000	943.72	DECM 13
1366	358202.8266	13342708.9600	942.74	DECM 10
1367	358197.9471	13342705.3857	942.92	DECS 2
1368	358144.0840	13342798.4000	943.94	DECM 8



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



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LOCATION TABLE
 ISLAND LAKE TREE SURVEY

JOB NO.
 INB2001

SHEET
 12 OF 14

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PROJECT MANAGER: SCOTT BLISS
 C:\PW_WORK\2\1081570_VSP_BASE_INB2001.DWG - SHEET - (13) - FULL SCALE GREY SCALE.STB - PLOTTED 1/13/2021 12:26 PM BY BLISS, SCOTT

Tree Table				
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1369	358110.7072	13342865.1100	947.08	DECM 9
1370	358114.3800	13342920.2200	947.48	DECM 12
1371	358073.9501	13342949.8600	946.26	DECM 12
1372	358073.5783	13343002.7500	946.48	DECM 13
1373	358165.3034	13342982.0500	949.80	DECM 8
1374	358173.4512	13342964.8500	952.80	DECM 8
1375	358202.2922	13342964.8800	955.80	DECM 8
1376	358224.7480	13342964.3900	955.69	DECM 6
1377	358222.2747	13342980.8300	956.50	CONS 3
1378	358241.1421	13342950.5300	956.78	MSTD 3 8
1379	358247.0874	13342985.6100	956.62	MSTD 3 8
1380	358121.1804	13343091.9400	947.57	DECS 3
1381	358078.5325	13343122.7300	945.27	DECM 10
1382	358078.9125	13343184.5800	945.37	DECM 8
1383	358180.3973	13343176.1400	951.47	DECM 7
1385	358181.5717	13343151.7400	951.90	DECM 6
1386	358195.4320	13343142.5300	956.00	MSTD 5 2
1387	358208.7384	13343156.7600	956.18	DECM 7
1388	358202.0803	13343184.9500	956.94	MSTD 6 3
1389	358231.3990	13343151.9600	957.18	DECS 5
1390	358237.0265	13343169.0200	957.01	CONS 4
1391	358250.2983	13343145.7000	957.73	MSTD 3 6
1392	358256.0040	13343179.2400	957.86	MSTD 3 8
1393	358131.3600	13343229.8900	947.43	DECS 4
1394	358138.4604	13343298.1900	947.59	DECS 4
1395	358077.1247	13343350.0400	943.65	MSTD 5 2
1397	358187.4657	13343370.8300	951.38	DECM 6
1398	358197.2751	13343350.4700	953.24	DECM 7
1399	358208.6367	13343336.2000	956.45	MSTD 9 2
1400	358220.7835	13343350.6500	956.57	DECS 4

Tree Table				
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1401	358208.4367	13343382.4100	956.49	MSTD 14 2
1402	358231.2747	13343369.1600	957.09	DECS 5
1403	358245.1863	13343365.2000	956.58	CONS 4
1404	358264.4376	13343338.5800	958.13	MSTD 3 6
1405	358262.1009	13343374.5000	957.59	MSTD 3 8
1406	358148.2794	13343431.6900	948.45	DECM 6
1407	358155.3453	13343486.8300	947.64	DECS 4
1408	358081.7733	13343512.4700	945.80	DECM 8
1409	358086.7826	13343575.0500	945.23	DECM 6
1410	358191.8437	13343564.6200	950.11	DECM 12
1411	358201.0738	13343539.5800	951.36	DECM 12
1412	358219.6209	13343531.6600	956.35	MSTD 11 2
1413	358219.9305	13343553.2400	958.53	CONM 9
1414	358210.6804	13343572.4900	955.27	MSTD 10 2
1415	358238.1297	13343555.2400	957.79	CONM 9
1416	358248.1012	13343560.4000	956.01	DECM 9
1417	358242.8312	13343543.7600	959.31	CONS 4
1418	358253.0186	13343538.1400	955.66	DECM 8
1419	358275.3278	13343533.9400	956.87	MSTD 2 8
1420	358267.1065	13343568.6600	956.13	MSTD 2 8
1421	358150.4320	13343620.6500	947.42	DECS 3
1422	358153.4036	13343678.8700	947.29	DECS 4
1423	358179.2758	13343725.4600	948.53	CONM 8
1424	358210.7197	13343736.8600	951.64	DECM 8
1425	358227.4221	13343727.0900	955.97	MSTD 12 2
1426	358238.3016	13343740.4600	954.23	CONS 5
1427	358229.6750	13343754.8900	953.55	DECM 8
1428	358239.1233	13343774.1600	955.61	MSTD 7 3
1429	358252.7246	13343737.9300	955.07	DECM 6
1430	358264.3688	13343763.0900	956.06	CONS 2

Tree Table				
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1431	358280.0847	13343761.6300	955.53	CONM 6
1432	358276.0573	13343774.9700	955.92	DECS 5
1433	358293.7973	13343788.1300	956.36	MSTD 3 8
1434	358287.3298	13343720.9600	956.53	MSTD 3 8
1435	358144.2008	13343799.1500	947.20	DECS 3
1436	358126.7583	13343852.7500	947.16	DECS 2
1437	358088.8096	13343853.2000	945.30	DECM 9
1438	358071.7482	13343917.2200	945.46	DECM 10
1439	358076.4951	13343952.5100	946.45	DECS 2
1440	358045.4316	13344001.7000	946.07	DECS 2
1441	358149.0772	13343939.4800	949.78	DECM 8
1442	358156.2871	13343918.1600	950.02	DECM 11
1443	358177.6692	13343911.2500	955.01	MSTD 9 2
1444	358176.8770	13343935.2900	953.39	CONS 3
1445	358156.6826	13343958.3200	953.80	MSTD 5 2
1446	358178.5814	13343958.6600	954.67	DECM 6
1447	358195.0866	13343960.2900	954.00	CONS 5
1448	358199.1557	13343933.6900	955.58	DECM 10
1449	358211.3720	13343952.1000	954.52	CONS 3
1450	358229.3820	13343936.2100	955.73	MSTD 3 8
1451	358205.1678	13343984.3600	954.88	MSTD 4 6
1452	358116.2563	13344117.7400	955.31	MSTD 4 5
1453	358085.9922	13344128.2800	955.72	DECM 8
1454	358082.6911	13344112.1600	954.91	CONS 4
1455	358068.0537	13344106.3100	954.19	CONM 8
1456	358073.0006	13344083.5900	953.84	MSTD 6 2
1457	358054.6011	13344090.0700	952.21	DECM 6
1458	358054.0578	13344122.5400	955.15	MSTD 5 2
1459	358038.3822	13344108.9400	951.61	DECS 5
1460	358038.2412	13344095.0800	950.42	DECS 4



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LOCATION TABLE
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SHEET
 13 OF 14

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PROJECT MANAGER: SCOTT BLISS
 C:\PW_WORK\2\1081570\NSP_BASE_INB2001.DWG - SHEET - (14) - FULL SCALE GREY SCALE.STB - PLOTTED 1/13/2021 12:26 PM BY BLISS, SCOTT

Tree Table				
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1461	357989.0972	13344070.2500	947.59	DECM 6
1462	357971.3898	13344072.2600	946.75	DECM 8
1463	357980.5276	13344088.0800	947.13	DECS 2
1464	357932.7901	13344208.7200	947.26	DECM 6
1465	357902.4404	13344237.0900	945.93	DECM 10
1466	357897.8027	13344292.8500	947.47	DECM 10
1467	357955.9562	13344290.3600	951.40	DECM 6
1468	357969.2579	13344269.8900	951.82	DECM 7
1469	357976.0619	13344285.2700	954.70	DECM 7
1470	357966.5886	13344304.8200	953.68	DECM 6
1471	357987.3108	13344293.5000	956.91	CONM 9
1472	357983.1636	13344311.0600	956.84	DECM 7
1473	358002.7977	13344292.2900	958.51	CONM 9
1474	357998.6704	13344276.3900	959.73	CONM 9
1475	358026.8725	13344303.8700	961.36	CONM 7
1476	358047.4730	13344312.2800	957.91	MSTD 5 8
1477	358017.0147	13344322.7000	961.16	DECM 6
1478	357914.8842	13344338.6700	948.68	DECM 6
1479	357900.5351	13344424.1700	949.29	DECM 6
1480	357858.7506	13344472.7000	948.22	DECM 14
1481	357847.0974	13344480.7700	946.50	DECM 16
1482	357859.6386	13344490.5700	948.15	DECM 13
1483	357923.5120	13344508.6700	954.66	CONM 13
1484	357931.9311	13344479.8700	949.92	DECM 9
1485	357962.8942	13344488.9800	952.76	DECM 10
1486	357950.6518	13344511.5900	952.71	CONM 12
1488	357935.0769	13344517.0600	953.17	CONM 12
1489	357928.8919	13344548.9500	952.47	DECM 8
1490	357959.3855	13344568.4700	953.60	DECS 5
1491	357962.8328	13344542.9700	961.66	CONM 16

Tree Table				
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1492	357977.4982	13344515.5200	953.58	DECM 8
1493	357992.5744	13344528.4300	955.98	CONM 9
1494	357981.3414	13344533.9500	960.37	CONM 11
1495	357991.3689	13344541.4500	962.16	CONM 11
1496	358005.7223	13344542.2000	962.72	CONM 10
1497	358002.8739	13344553.9600	958.90	MSTD 2 8
1498	358014.4537	13344552.8200	959.29	CONM 10
1499	358026.7322	13344545.3300	964.30	CONM 13
1500	358033.1554	13344557.0600	959.98	MSTD 4 5
1501	358041.4010	13344542.2400	964.15	CONM 10
1502	358031.0729	13344601.8200	956.72	DECM 8
1503	358015.1833	13344579.4000	958.93	MSTD 3 7
1504	357995.6655	13344574.5500	958.74	DECM 8
1505	357997.3710	13344593.2000	956.81	DECM 9
1506	357981.0376	13344593.1300	954.77	DECM 6
1507	357995.9447	13344478.8200	957.19	DECM 6
1508	358022.8063	13344481.2900	958.14	MSTD 4 8
1509	358032.2466	13344496.8800	956.62	CONS 4
1510	358022.2459	13344509.3600	955.86	CONS 4
1511	358032.5898	13344520.1200	955.72	CONS 4
1512	358044.5150	13344473.4600	956.69	DECM 8
1513	358045.5403	13344491.9600	956.17	DECS 5
1514	358046.2322	13344507.6500	955.82	DECS 5
1520	358044.3282	13344433.5100	956.51	DECM 8
1521	358030.6398	13344431.4500	957.84	DECM 6
1522	358044.0688	13344401.1500	956.30	DECS 4
1523	358246.8750	13343463.8400	964.25	MSTD 2 5
1524	358220.3631	13343270.7500	964.55	DECS 5
1525	358209.7176	13343076.3300	964.13	DECS 5
1526	358195.6574	13342883.4600	963.53	DECS 5

Tree Table				
POINT #	NORTHING	EASTING	ELEVATION	TREE TYPE/SIZE
1528	357951.9178	13342681.9900	957.54	MSTD 5 2
1529	357756.7744	13342685.8300	960.30	MSTD 8 2
1530	357716.1780	13342693.4400	962.85	MSTD 11 2
1531	357567.4016	13342695.4300	958.89	MSTD 9 1
1532	357525.4301	13342703.6600	965.42	MSTD 14 2
1533	357366.2794	13342704.3600	961.40	MSTD 13 2
1534	357330.2748	13342707.2000	965.87	MSTD 6 3
1535	357173.3430	13342733.1900	960.13	MSTD 5 2
1536	357135.1715	13342724.0000	969.22	MSTD 5 3
1537	356978.2936	13342723.4700	965.91	MSTD 7 2
1538	356931.0519	13342732.1700	972.94	MSTD 4 2



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LOCATION TABLE
 ISLAND LAKE TREE SURVEY

JOB NO.
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SHEET
 14 OF 14

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**TREES REQUIRING REPLACEMENTS
AS INDICATED BY LANDSCAPE
ARCHITECT**

JOB NO. INB2001

SHEET

TITLE

TITLE SHEET
ISLAND LAKE TREE SURVEY

ISLAND LAKE NORTH BAY
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- VEGETATION**
- CONFEROUS TREE
 - DECIDUOUS TREE
 - MULTI-STEM CONFEROUS TREE
 - MULTI-STEM DECIDUOUS TREE
- LINE WORK**
- BUILDING

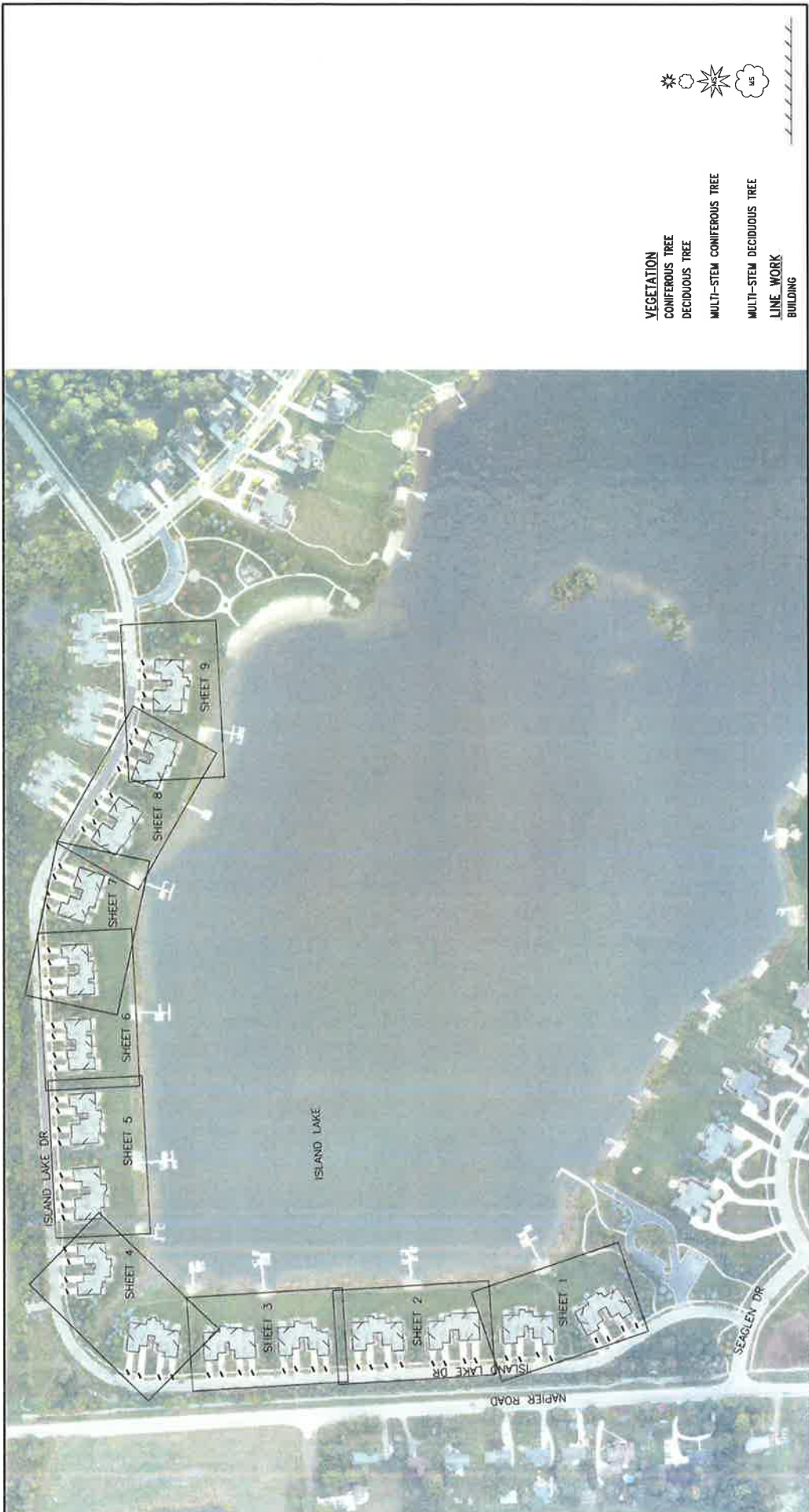


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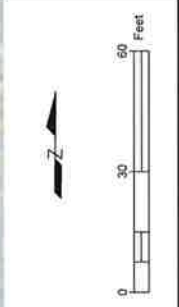


JOB NO. **INB2001**
 SHEET **2 OF 14**

PLAN VIEW TREE SURVEY
 ISLAND LAKE NORTH BAY

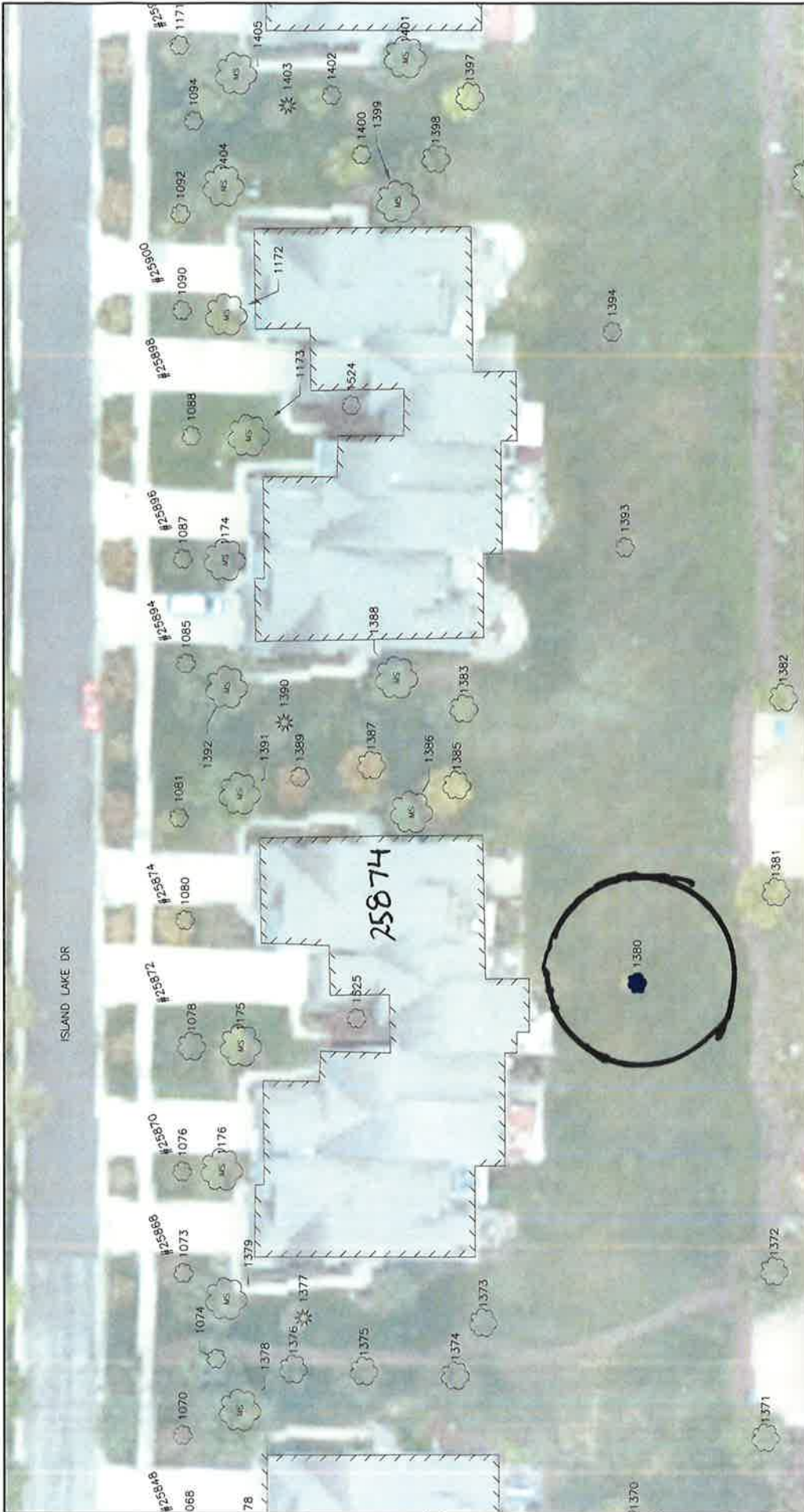
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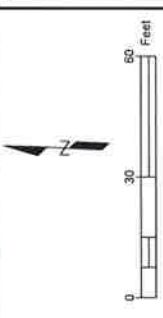


JOB NO. **INB2001**
 SHEET **5 OF 14**

PLAN VIEW SURVEY
 ISLAND LAKE TREE SURVEY

ISLAND LAKE NORTH BAY
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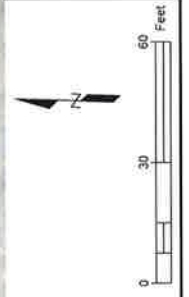
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 SHEET **6 of 14**

PLAN VIEW TREE SURVEY
 ISLAND LAKE TREE SURVEY

ISLAND LAKE NORTH BAY
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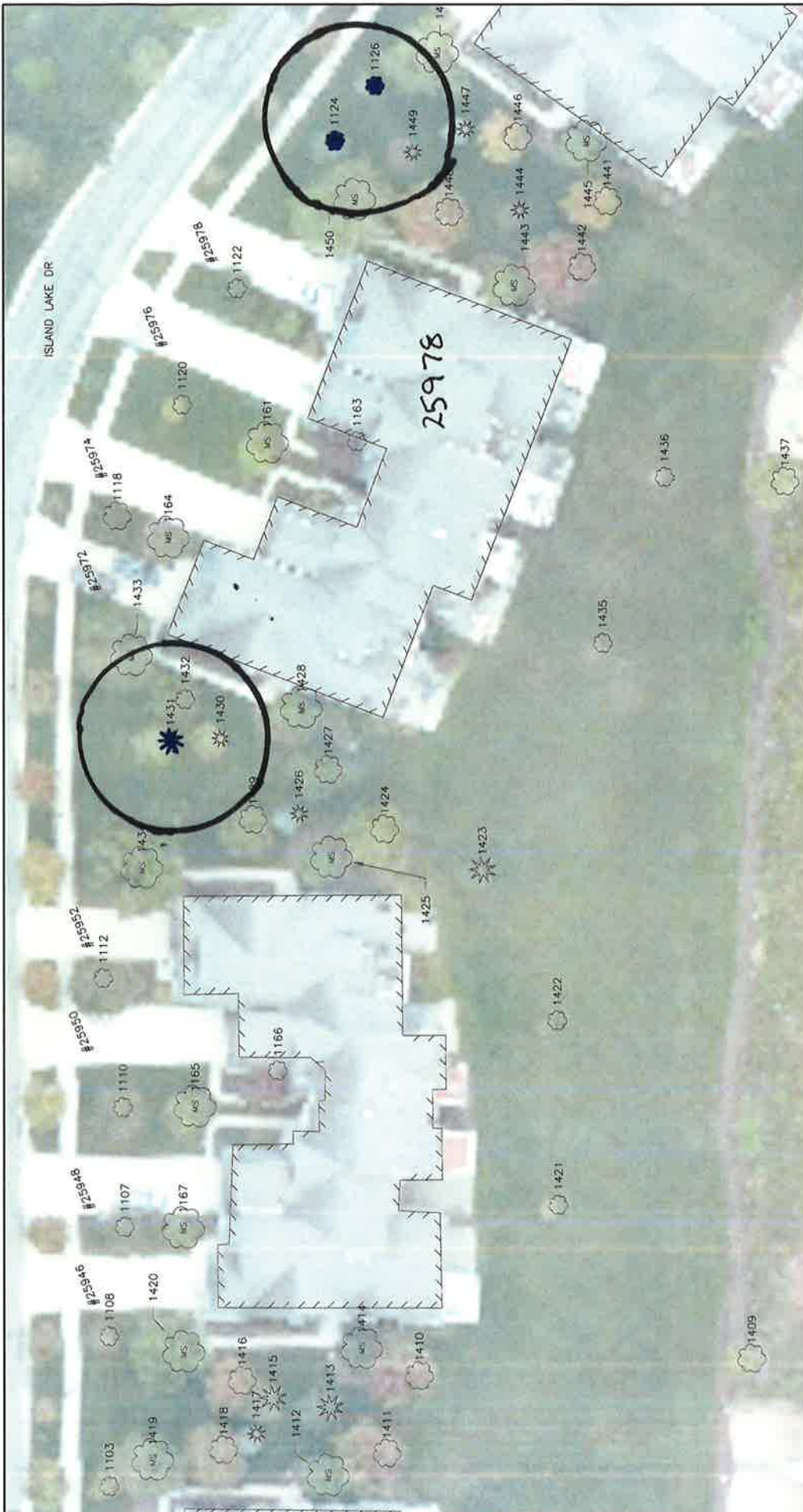


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JOB NO. **INB2001**
 SHEET **7 OF 14**

PLAN VIEW TREE SURVEY
 ISLAND LAKE TREE SURVEY

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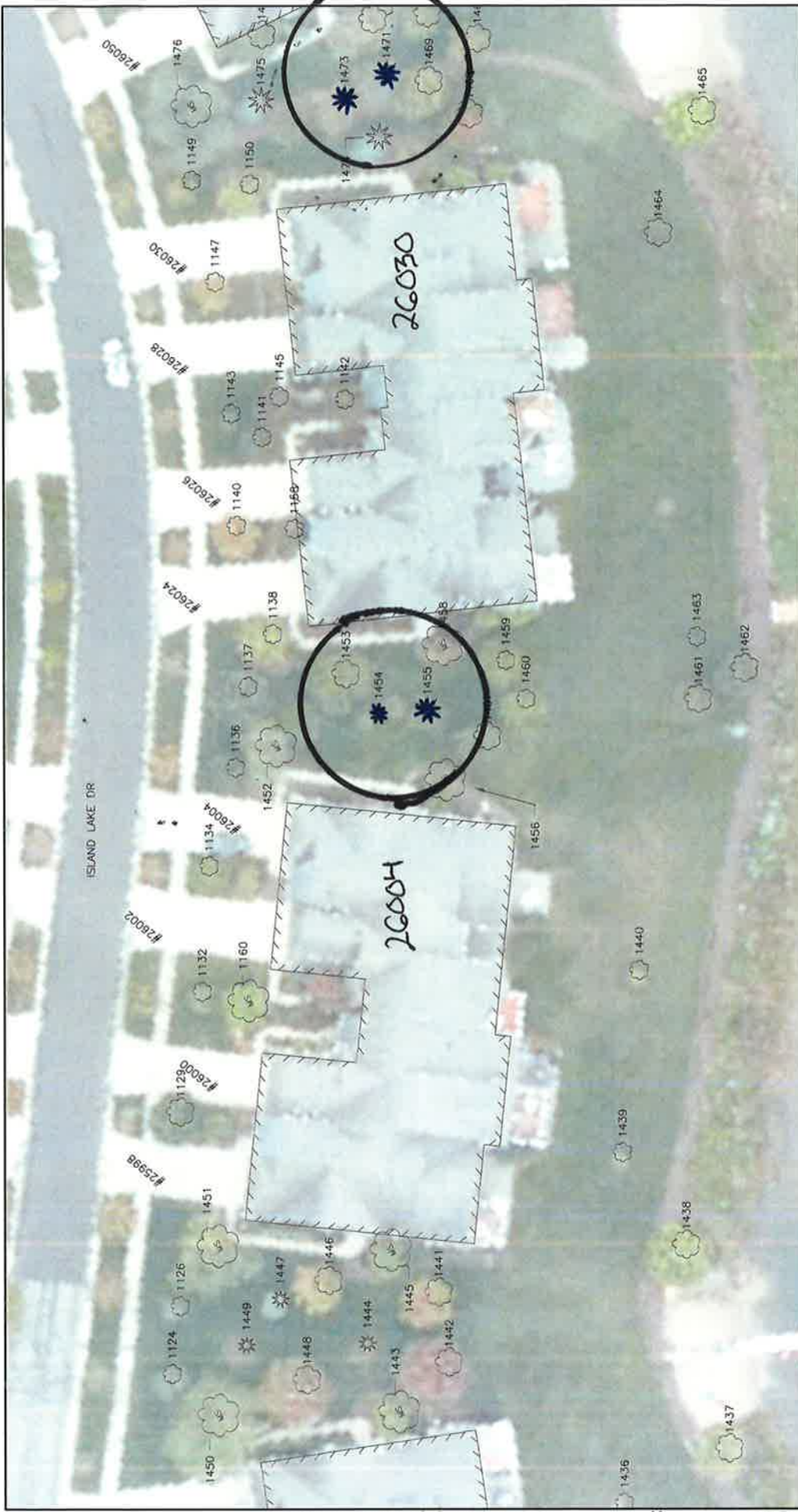


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 Photos collected between 12/1 & 12/3 of 2020



PROJECT MANAGER: SCOTT BLISS
 FIELD BOOK INFORMATION: (5) - FULL SCALE GREY SCALE STB - PLOTTED 1/13/2021 12:26 PM BY BLISS, SCOTT
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PLAN VIEW
 ISLAND LAKE TREE SURVEY

JOB NO. INB2001

SHEET

8 OF 14

JOB NO. **INB2001**

SHEET

9 OF 14

PLAN VIEW
ISLAND LAKE TREE SURVEY

ISLAND LAKE NORTH BAY
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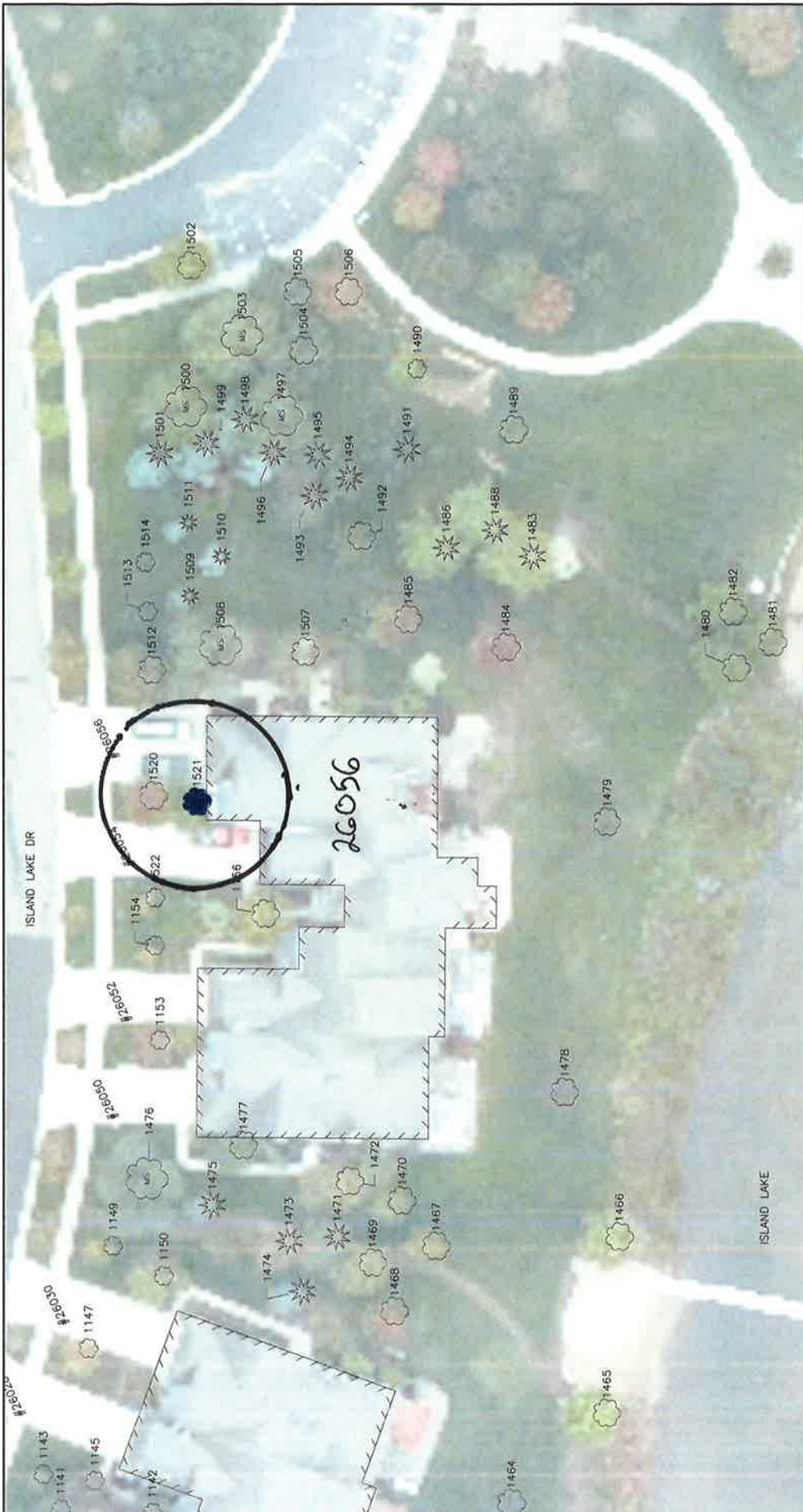


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PLANNING REVIEW



PLAN REVIEW CENTER REPORT
Planning Review
ISLAND LAKE NORTH BAY TREE REMOVALS
JSP 21-23
June 15, 2021

PETITIONER

Island Lake North Bay Association

REVIEW TYPE

RUD Plan Amendment and 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	May 17, 2021	

PROJECT SUMMARY

The applicant is proposing to remove 31 landscaping 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 near and between units as well as along the shoreline. The Homeowner's Association is requesting to remove the trees due to tree health, site congestion, and aesthetics. Staff's review found that many of the trees had been shown on the approved RUD Plan or on a subsequent approved landscape plan, and that 13 of the trees proposed to be removed should be replaced on-site and shown on a tree replacement plan to be submitted with the Final Site Plan.

Given the scope of the project, the applicant will be seeking to amend the RUD Plan, and Landscape Plan. The Island Lake Development is a combination of R-1, One Family Residential, and RA, Residential Acreage zoning.

RECOMMENDATION

Staff recommends conditional approval of the Amended RUD Plan and of the Revised Landscape Plan to allow for the removal of 18 trees without replacements, but subject to the removal of 13 trees with replacements, provided that the Planning Commission finds that the proposed plan meets the Zoning Ordinance standards for a minor change to an approved RUD, as outlined in this letter. See the Landscape Review letter for details of the proposed tree removal and replacement.

RUD STANDARDS

Any amendment or revision constituting a major change in the approved RUD plan shall be reviewed as if it were a new RUD plan. Below are the items that may constitute a major change as listed in Section 3.29.18.A of the Zoning Ordinance:

- i. Change in concept of the development;
- ii. Change in use or character of the development;
- iii. Change in type of dwelling unit as identified on the approved area plan;
- iv. Increase in the number of dwelling units (decreases in dwelling unit numbers or increases in lot sizes are not major changes);
- v. Increase in lot coverage;
- vi. Rearrangement of lots, blocks or building sites;
- vii. Change in the character or function of any street;
- viii. Reduction in land area set aside for common open space or the relocation of such area(s);
- ix. Increase in building height; or
- x. Any modification similar in character or scope to any of the above.

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 conjunction with site plan approval, or by the City Council, upon Planning Commission recommendation, in conjunction with plat approval. **Staff is of the opinion that the proposed removal of 31 trees does not constitute a major change in the approved RUD Area Plan.**

The Planning Commission and City Council shall consider the following factors noted in Section 3.29.8.B as part of their evaluation of the RUD Amendment. Staff comments are ***italicized and bolded***.

- 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.

- l) 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.

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. **RUD Intent:** 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 31 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. Tree Removals: The applicant is proposing to remove 31 trees from the Island Lake North Bay community. Staff agrees with the removal of 18 trees without replacement. However, staff is requiring that the remaining 13 trees proposed for removal be replaced. 8 of these 13 trees appear either on the original site plan or the subsequent shoreline plan. 5 of these 13 trees are not on any plan but are healthy and do not merit removal for any reason except for aesthetic purposes. In particular, Tree #1224 should be replaced as it was part of the approved revised watercourse plan and provided habitat benefits prior to its death. **Therefore, if the applicant is required to replace any trees within the development, it shall provide a tree replacement plan to City staff for review and approval.**
3. Master Deed and Bylaws: 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.**

OTHER REVIEWS

- a. Landscape Review: Landscape is recommending **approval with conditions** of the RUD Amendment & Preliminary Site Plan contingent upon **replacements being provided for 13 of the 31 trees as identified in the Landscape Review letter.**

NEXT STEP: PLANNING COMMISSION MEETING

This proposal will be tentatively scheduled to go before the **Planning Commission on July 14, 2021**, as a Public Hearing. Please provide the following via email by **July 7, 2021**:

1. Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters.

FINAL SITE PLAN SUBMITTAL

After receiving Planning Commission's approval of the Preliminary Site Plan, please follow the [Final Site Plan Checklist](#) and submit for approval:

1. **Two** copies of Final Site Plan/Tree Replacement Plan sets (24" x 36", folded) addressing ALL comments from the Preliminary Site Plan Review.
2. Response letter addressing ALL comments from ALL review letters and **refer to sheet numbers where the change is reflected.**
3. [Final Site Plan Application](#)

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Final Site Plan approval, plans addressing the comments in all the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from the applicant addressing comments in ALL review letters is to be submitted with the electronic stamping set. This letter should address all comments in ALL letters and **refer to sheet numbers where the change is reflected.** *If required, drafts for all legal documents with a legal transmittal are to be submitted along with stamping sets.*

STAMPING SET APPROVAL

After having received all the review letters from City staff the applicant should make the appropriate changes on the plans and submit **4 size 24" x 36" copies with signature and seals** to the Community Development Department for Final Stamping Set approval.

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 ccarroll@cityofnovi.org.

A handwritten signature in blue ink that reads "Christian Carroll". The signature is written in a cursive style with a horizontal line underneath the name.

Christian Carroll, Planner

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

June 10, 2021

Island Lake North Bay Condos Tree Removals

Revised Landscape Plan Review

Review Type

Revised Landscape Plan Review

Job

JSP21-0023

Property Characteristics

- Site Location: Island Lake Condos – North Bay Condominiums
- Site Zoning: 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. Items in **bold** below must be addressed and incorporated as part of the Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

Recommendation

This project is **recommended for conditional approval of the Preliminary Site Plan, with items to be addressed on the Final Site Plan if the Planning Commission approves the request as recommended.** The request to remove and not replace 18 trees is supported by staff, but the applicant's request to remove and **not** replace 13 trees is **not** supported by staff.

PROJECT OVERVIEW:

The applicant is requesting to remove 31 trees (a mix of deciduous canopy, evergreen and ornamental trees) from areas around and between units and along the shoreline without replacing them. The association wishes to remove the trees for a variety of reasons including tree health, site congestion and aesthetics. Staff did not object to the removal of 18 of those trees as they did not appear on any plan 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 was not solid ground on which to deny those removals without replacement.

While staff agrees that the original planting areas are now overcrowded in certain areas and the removal of some trees in those areas wouldn't cause significant damage to the appearance of the development, a few trees are proposed to be removed simply because they impact the view of the lake from the residential units, not because they are in poor health or are overcrowded.

Staff is suggesting that the Planning Commission consider requiring the 13 remaining trees proposed for removal be replaced, with some allowance for adjusting positioning to alleviate congestion, since those trees appeared on approved landscape plans which were part of the original RUD or on a subsequent reconfiguration the shoreline plantings. Those 13 trees' locations are highlighted on the attached images. The plans are being presented to the Planning Commission for approval, as the changes proposed impact plans previously approved by both the Planning Commission and City Council. Administrative approval of this request is not

consistent with the ordinance. Please see Planning review letter detailing the ordinance requirements for amendments to RUDs.

Of the 13 trees whose removal without replacement is contested by staff, 8 appear on either the original plans (including the condo unit planting detail plans) or the subsequent shoreline plan, and 5 are not on any plan that could be located but are healthy and don't merit removal on anything but aesthetic grounds.

Of the 13 contested trees, staff feels most strongly that tree #1224, a dead oak near the west shoreline should be replaced, as it was part of the approved revised watercourse plans and it provided habitat benefits before it died. It has not yet been replaced.

Should the Planning Commission approve the proposed removals, please consider the option of requiring the replacement of tree #1224, with another swamp white oak, at a minimum.

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



Rick Meader – Landscape Architect

APPLICANT RESPONSE LETTERS

To the City of Novi Planning Commission
Christian Carroll
Rick Meader
All other interested parties

Re: Plan Review Center Report: JSP 21-23 Island Lake North Bay Tree Removals

Response Letter

This shall serve as the “response letter” requested in “NEXT STEP: PLANNING COMMISSION MEETING” section of the Plan Review Center Report of June 15, 2021.

In my email to Mr Carroll on June 17, 2021 requesting clarification on a number of issues, I asked how to respond to statements that did not seem to require a response. His answer in a reply email of June 24 says “... please respond to the bolded comments under “Ordinance Requirements” in the Planning Letter (items #1-#3). Typically, if a comment cannot be directly addressed by the applicant, the applicant will respond with either ‘Understood’ or ‘Noted’ in the response letter.”

With that instruction in mind, please consider the following:

Comment #1: The removal of 31 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.

Response: Noted

Comment #2: Therefore, if the applicant is required to replace any trees within the development, it shall provide a tree replacement plan to City staff for review.

Response: Noted

Comment #3: 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.

Response: Not impacted; no amendments or revisions necessary

Whilst, per Mr Carroll’s direction, this is all that is required at this time for the response letter, I would like to briefly reiterate four critical points made in the original Application and in subsequent communications:

1. We had been advised over the years by multiple arborists that our neighborhood is severely overgrown, a situation easily confirmed by a simple drive-through. The Tree Plan of the RUD filed with and approved by the City of Novi shows a detailed map for the planting of 245 trees. Our survey shows the presence of 431 trees in our community. This comparison vindicates the position of our experts, i.e. that we have too many trees.
2. We have already been approved by the city for the permanent removal of 18 of the 31 trees requested. No clear explanation has been given for the city’s refusal to permit the removal of the other 13 trees. A reason which has been implied without being directly stated is that these

trees appear on the Tree Plan of the RUD. The reality is that there is very little correlation between the tree plan of the RUD and what was actually planted (as is obvious by the fact that we have 186 more trees than appear on the RUD), so this reason is specious. No clear reason remains.

3. A Notice of Hearing was sent out that invited comments, but the Notice itself was so rife with misinformation that it fails to meet the requirements of the Michigan Coning Enabling Act. The hearing to take place on July 14 should therefore be postponed until 15 days or more after a new Notice is sent which corrects the errors of the initial notice.
4. Finally, we do not believe any Notice or any Hearing is required. The reduction in the number of trees in the community from 413 to 400 when only 245 trees are actually required by the RUD should be a matter so simple and straightforward that the Planning Commission should be able to render a decision on its own authority. If there is any reason for this byzantine, Kafkaesque process, it eludes us. We therefore request a quick decision by the Planning Commission so that we may proceed with our plan, or the next step in gaining approval which, we assume, is to take our case to our elected representatives.

Thank you very much for your consideration.

Sincerely,

Elliott Milstein
President ILON North Bay HOA

June 24, 2021

To the Novi Planning Commission:

On May 17, on behalf of the Island Lake of Novi North Bay Homeowners Association, I filed an Application for Site Plan and Land Use Approval requesting that we be permitted to not replace thirteen trees that had been removed. This was part of a project requesting that thirty-one trees be removed and not replaced, of which eighteen were approved without the Application. I was told I would receive a response within fifteen business days.

On June 17, I received a reply in the form of a six-page letter from Christian Carroll accompanied by a two-page letter from Rick Meader that 1) outlined the reason why our request "Does not constitute a major change in the approved RUD Area Plan"; 2) reaffirmed the original decision to allow eighteen trees to not be replaced and requiring thirteen trees to be replaced; and 3) requested a "Site Plan submittal" and "a response letter". The description of the required information in the response letter was, however, confusing and ambiguous, so I wrote a reply on June 18 requesting clarification. (I see as I write this letter, that a response has just arrived from Mr Carroll which I hope to review shortly.)

In the meantime, on June 21, I received in the mail a Notice of Public Hearing laying out the details of our request and inviting a response. Since the Notice stipulated that it was "Published June 24, 2021" and it was received three days before this date, I assumed that it was sent to me only to review. That turned out not to be the case, as a number of neighbors contacted me saying that "there are several possible interpretations" and asking "what to do". I am uncertain whether this notice was sent only to residents in our community, or all of Island Lake of Novi, or, indeed, all of Novi, but in any event, it is unclear and misleading and needs to be revoked and clarified.

Below are the issues with the letter:

1. The notice states "The applicant is proposing to remove 31 trees within the Island Lake North Bay Community." This is not strictly true. First, we have already removed the trees, so anyone living in the community might think (and many have confirmed that they DO think) we are proposing to remove an ADDITIONAL 31 trees, which is not the case.
2. Second, the city has already agreed that we do not need to replace eighteen trees, so the application is really only about not replacing 13 trees.
3. The map shows our community shaded with a box stating "SUBJECT PROPERTY" with an arrow pointing at Unit 48. This gives the impression that all 31 trees are to be removed from this unit only. This is not true; the trees are scattered throughout the community.
4. Even if the reader of the Notice interprets this box as meaning from entire shaded area, this is still misleading as the shaded area includes trees along the street on both sides of the street. None of these trees is affected.
5. The Notice does not give the reason for the tree removal as clearly articulated in my original Application, nor the reason for the denial of permanent removal of the thirteen trees as expressed by the Planner, so the person reading the letter has no context for making a response.

MCL 125.3103 (4) states that notice shall, among other things, "Describe the nature of the request". Because of the reasons given above, we believe that this notice fails to do that, and therefore this notice

should be revoked and a new notice that repairs these errors should be sent, if notice is to be sent at all, which, we further believe, it does not.

It is our belief and understanding that the hearing called with notice is not strictly necessary. Mr Carroll's letter makes specific reference to Section 3.29.19.B of the Zoning Ordinance as the basis of jurisdiction and procedure, which states *in toto* "Amendments which are not major may be approved by the Planning Commission in conjunction with site plan approval, or by the City Council, upon Planning Commission recommendation, in conjunction with plat approval." There is no requirement here for a public hearing.

Furthermore, Section 6.2 of the Ordinance, "PUBLIC HEARING", states "For all special land uses provided in this Ordinance, and for all other like uses *where reference is made in this Ordinance to Section 6.2*, as a prerequisite to approval of the use there shall be a public hearing with notice as provided in this Section, subject to and in a manner consistent with the requirements of state law, including the Michigan Zoning Enabling Act, 2006 PA 110, as amended" [emphasis added]. Since neither Mr Carroll's letter nor Section 3.29.19.B of the Zoning Ordinance makes reference to Section 6.2, as required in the Ordinance as a prerequisite for a public hearing, we do not believe a public hearing with notice is required and are curious as to why the Planning Commission thought it was appropriate.

In any event, the publication of Notice with misleading, confusing and ambiguous information means that the requirements of the Michigan Zoning Enabling Act have not been met and that any response received is irrelevant, as it was ill-informed. I request that the notice is revoked and the Commission reconsider whether or not a public hearing is advisable. If the Commission wishes to continue with a public hearing, Notice should be reissued to clarify the errors and clearly explicate the true nature of the application, and that the date of the public hearing be postponed to meet the 15 days' notice requirement of the Act.

Thank you.

Sincerely,

Elliott Milstein
President, ILON North Bay HOA

CITY ATTORNEY RESPONSE LETTER

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

2755 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

MEMORANDUM

TO: Barb McBeth, Planner

FROM: Beth Saarela

DATE: July 7, 2021

SUBJECT: JSP21-23: ISLAND LAKE NORTH BAY (PHASE 6) TREE REMOVALS, FOR A REQUEST TO APPROVE A MINOR AMENDMENT TO THE ISLAND LAKE RESIDENTIAL UNIT DEVELOPMENT AREA PLAN AND REVISED LANDSCAPE **PLAN APPROVAL**

You have asked us to review and respond to the concerns raised in a letter to the Planning Commission from the applicant in this matter, dated June 24, 2021 regarding the Public Hearing Notice for the July 14, 2021 Planning Commission Meeting relating to the tree removals for Island Lake North Bay. The applicant raised concerns that a public hearing is not required and the Public Hearing Notice provided is subject to multiple interpretations of the notice language and the drawing of the property location. In response to the concerns identified, it should be noted that the Public Hearing Notice is intended to put surrounding property owners on notice of the general *nature of the request* being made to allow them to participate and provide comments in the hearing and is not a substitute for the full agenda packet that is available for downloading and review on the City's website prior to the public hearing. The agenda packet will contain all relevant materials including the specific details regarding the history of the request, the basis of the request, timing of what has happened so far, analysis of relevant provisions of the ordinance and/or applicable agreements, and recommendations from City staff regarding the request.

With respect to the issue raised as to whether or not the City is required by ordinance or statute to hold a public hearing, although the Michigan Zoning Enabling Act, Public Act No. 110 of 2006 (MZEA), which is the Act that sets the minimum standards that the City must comply with regarding public notice of zoning ordinances and amendments, the Act does not set "maximum" standards for the City to follow. That is, the City may provide whatever additional notice to the public that it feels may be warranted or necessary to put property owners who may be impacted by the request on notice of the request. In this case, the City is providing the surrounding property owners with an opportunity to review the proposal and be heard because the trees in questions are essentially a shared subdivision amenity that may be subject to differing opinions than that of the Association acting as the applicant.

Furthermore, it is typical for the City to provide a public hearing at the Planning Commission for a landscape plan amendment as set forth in Section 3.29.9 of the City of Novi Zoning Ordinance:

Public Hearing Requirement. Upon receipt and review of the above information, the Planning Commission shall hold a public hearing as set forth in Section 6.2, at which

Barb McBeth, City Planner

July 7, 2021

Page 2

time it may make its recommendation to the City Council. The Planning Commission shall forward its findings and recommendations to the City Council for consideration.

In the event that an applicant receives additional inquiries regarding the intent of the ordinance from neighbors as a result of the Public Hearing Notice, the applicant may indicate City will have the Planning Commission packet available for review prior to the public hearing. The full packet may assist in clearing up some of the ambiguities that neighbors have identified with respect to the Notice.

Recommendation: Rescission or modification of the Public Hearing Notice as requested by the applicant is not required by law or applicable ordinance.