

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

April 27, 2016

Proceedings taken in the matter of the PLANNING  
COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi,  
Michigan, on Wednesday, April 27, 2016

BOARD MEMBERS

David Greco, Acting Chairperson

David Baratta

Michael Lynch

Robert Giacobetti

ALSO PRESENT: Barbara McBeth, Director of Community Development  
Rick Meader, Landscape Architect, Kirsten Mellem, Planner,  
Adrianna Jordan, Planner, David Gillam, City Attorney, Jeremy  
Miller, Staff Engineer

Certified Shorthand Reporter: Jennifer L. Wall

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Novi, Michigan.

Wednesday, April 27, 2016

7:00 p.m.

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CHAIRPERSON GRECO: I'd like to call to order the April 27, 2016 Planning Commission meeting for the City of Novi.

Roll call, please.

MS. JORDAN: Anthony?

CHAIRPERSON GRECO: Absent, excused.

MS. JORDAN: Baratta?

MR. BARATTA: Here.

MS. JORDAN: Member Giacobetti?

MR. GIACOPETTI: Here.

MS. JORDAN: Greco?

CHAIRPERSON GRECO: Here.

MS. JORDAN: Lynch?

MR. LYNCH: Here.

MS. JORDAN: Pehrson?

CHAIRPERSON GRECO: Absent, excused.

MS. JORDAN: Zuchlewski?

CHAIRPERSON GRECO: Absent, excused.

1 I'd like to have the Pledge of Allegiance.  
2 Member Baratta, can you please lead.

3 (Pledge recited.)

4 CHAIRPERSON GRECO: Looking for a  
5 motion to approve the agenda.

6 MR. BARATTA: Motion to approve.

7 MR. GIACOPETTI: Second.

8 CHAIRPERSON GRECO: Motion by  
9 Member Baratta, second by Member Giacometti.  
10 All in favor say aye.

11 THE BOARD: Aye.

12 CHAIRPERSON GRECO: That brings  
13 us to our first audience participation.

14 If anyone in the audience  
15 would like to address the Planning Commission  
16 on any matter that does not have anything to  
17 do with any of the public hearings that are  
18 up for tonight, please step forward.

19 All right. Seeing no one, we  
20 will close the first audience participation.

21 Any correspondence not related  
22 to the public hearings?

23 Closing that.

24 CHAIRPERSON GRECO: Any committee  
25 reports?

1 MS. MCBETH: No.

2 CHAIRPERSON GRECO: No committee  
3 reports. City planner report?

4 MS. MCBETH: Thank you. Good  
5 evening, Mr. Chair.

6 A couple of things I wanted to  
7 announce this evening. That the April 18  
8 City Council meeting, the city council took  
9 action on an item that the Planning  
10 Commission had also recently considered.

11 City Council approved the  
12 request of the Learning Care Academy, also as  
13 at Everbrook Academy for the planned rezoning  
14 overlay development agreement and the revised  
15 concept plan.

16 We expect that this matter  
17 will return to the Planning Commission for  
18 preliminary site plan approval at the May 11  
19 Planning Commission meeting.

20 I also wanted to introduce a  
21 new staff member to you, Adrianna Jordan.  
22 Here to my left.

23 She started as a planner with  
24 us about a month ago, and she is going to  
25 assist us with the workload that we currently

1 have in the department.

2 Adrianna has a bachelor of  
3 science degree in architecture from the  
4 University of Michigan in Ann Arbor, as well  
5 as a masters of science degree in  
6 transportation engineering and a masters of  
7 city and original planning both from  
8 California Polytechnic State University in  
9 San Louis Obispo, California.

10 So, Adrianna had served as a  
11 staff planner in communities both in Michigan  
12 as well as California, and she also recently  
13 worked as a safe board to school operations  
14 coordinator for the Michigan Fitness  
15 Foundation in Lansing.

16 So we are looking forward to  
17 having her here at the meetings coming up in  
18 the next few months.

19 CHAIRPERSON GRECO: Very good.  
20 Welcome Adrianna.

21 MS. JORDAN: Thank you.

22 CHAIRPERSON GRECO: All right.  
23 That brings us to our first public hearing.

24 Public hearing at the request  
25 of the Ivanhoe Companies, for the Planning

1 Commission's recommendation to the City  
2 Council rezoning of the property in Section  
3 12 located on the northeast corner of Twelve  
4 Mile Road and Meadowbrook Road from a  
5 residential abridge to R4, one family  
6 residential B3 general business, with a  
7 planned rezoning overlay.

8 The subject property is  
9 approximately 21 acres. The applicant is  
10 proposing a 42 unit single family residential  
11 development with frontage on and access to  
12 Meadowbrook Road, up to 22,000 square feet of  
13 commercial space with frontage and two access  
14 drives on Twelve Mile Road, and an open space  
15 park area at the corner of the intersection.

16 MS. MCBETH: Mr. Chair, I will  
17 have a brief introduction to this, and then  
18 our planning consultant, Rod Arroyo will go  
19 over the planning review letter, and then  
20 after that, I would like to go over the  
21 staffing consultant review letters briefly.

22 CHAIRPERSON GRECO: Very good.  
23 Thank you.

24 MS. MCBETH: Thank you. So as  
25 you know, the plans for this site have

1 evolved over the last couple of years or so  
2 since the applicant first approached the city  
3 with a development plan. A multiple family  
4 development with about 200 units was  
5 initially shown to staff, and based on our  
6 discussions, the plan has been modified  
7 multiple times since that first submittal.

8 The plan shown this evening is  
9 using the PRO option to develop the subject  
10 property with a 42 unit single family  
11 residential development and up to 22,000  
12 square feet of commercial space along the  
13 Twelve Mile Road frontage.

14 Additionally, the applicant  
15 proposes to dedicate an open space park area  
16 near the corner of the intersection and  
17 commits to build a vehicle and bicycle  
18 parking for a trail at that location.

19 The Planning Commission has  
20 considered the plan in September of 2015 at a  
21 public hearing and recommended postponing  
22 consideration to allow the applicant time to  
23 address comments from the public hearing and  
24 from the staff and consultant review letters.

25 So as I said, Rod Arroyo is

1 present this evening, to present the planning  
2 review letter and then following that, I will  
3 go over the rest of the staffing consultant  
4 letters.

5 CHAIRPERSON GRECO: Very good.  
6 Thank you. Mr. Arroyo?

7 MR. ARROYO: Good evening. I  
8 will be going over our March 20th review  
9 letter. As Ms. McBeth indicated, this is an  
10 application for concept plan approval for the  
11 PRO overlay, plan rezoning overlay.

12 This project, I know you have  
13 had this come before you, it's been -- the  
14 applicant has been speaking with staff  
15 over -- and consultants over a number of  
16 months.

17 He's made a number of  
18 modifications, making changes, reducing  
19 density. This project is now before you for  
20 consideration and it includes a number of  
21 elements and includes a residential element.

22 It includes a commercial  
23 element on Twelve Mile Road, and it includes  
24 a park element, which would involve  
25 dedication of property to the City of Novi as

1 a trail head as part of a non-motorized  
2 transportation throughout the community.

3 The property is currently  
4 zoned RA, residential acreage.

5 The property located to the  
6 west is the MSU Tollgate farms facility. And  
7 there is additional RA property located to  
8 the north as well as to the east of the  
9 subject property.

10 To the south, you have a  
11 number of acres that are designated for OST.  
12 You have some vacant development and you also  
13 have existing office element towards the  
14 southwest -- at the southwest corner of  
15 Meadowbrook and Twelve Mile, where South  
16 University is located.

17 The applicant's proposal  
18 before you this evening is for 42 single  
19 family residential units. It is also for up  
20 to 22,000 square feet of commercial space  
21 with frontage on Twelve Mile Road. And then  
22 there is the dedication park that I  
23 mentioned.

24 As we get into the review, we  
25 will talk a little bit more about the

1           specifics.

2                         In terms of the potential  
3           development, the density that is actually  
4           proposed for this project of 42 units comes  
5           out to just under 2.5 dwelling units per acre  
6           when you look at the area designated for  
7           residential, as well as the park area.

8                         If you take that total area  
9           and apply the density, that gives you a  
10          density of 2.49 dwelling units per acre.

11                        They are asking for rezoning  
12          to -- with what the PRO overlay to R4 and to  
13          B3 for the commercial.

14                        The density that is actually  
15          proposed will actually fit within R3, so it's  
16          not maxing out the density that would be  
17          allowed under R4.

18                        There is also some substantial  
19          preservation of open space, 42 percent of the  
20          total site is proposed to be preserved as  
21          open space.

22                        There is over eight acres  
23          preserved as open space and just over three  
24          acres is actually included in the area that  
25          would be designated to the city as a park.

1           Your master plan for land use  
2           designates that property with a plan density  
3           of 0.8 dwelling units per acre, single family  
4           residential.

5           This is an area, we actually  
6           have the density map included on page three,  
7           and we go through some of the objectives that  
8           are listed within the master plan as well.

9           There are certainly several  
10          objectives that this project could be  
11          considered as being consistent with,  
12          including encouraging residential  
13          developments to promote healthy lifestyles,  
14          protecting and maintaining open space within  
15          the community, continuing to strive towards  
16          making the city more likeable and more  
17          walkable friendly community. But it is not  
18          directly consistent with the density that's  
19          currently found within your master plan.

20          You're currently undergoing a  
21          master plan review, and there has been some  
22          discussion but no final determination about  
23          what the recommendation will be in terms of  
24          proposed density for this property.

25          So in terms of the -- we have

1 talked about the surrounding land use, one of  
2 the things we also include, because I think  
3 it's important to compare, the zoning  
4 classifications, there is a chart that shows  
5 us uses that are permitted under RA, also R4  
6 and also B3, but the applicant is  
7 specifically offering conditions that would  
8 limit the uses that would, in fact, be  
9 opposed within the commercial portion, and I  
10 will get into that in just a minute.

11 So you have what on the  
12 surface would appear to be a rezoning request  
13 that would go to R4 and B3, but, in fact, you  
14 have something where the density is actually  
15 less than that, it's closer to an R3 density  
16 and the types of uses that would be permitted  
17 within the commercial component are actually  
18 less intense than if it was a straight B3  
19 rezoning because of the specific conditions  
20 that the applicant is offering as part of  
21 that.

22 In terms of some of your  
23 standards, the subdivision ordinance does  
24 require a sub connection every 1,300 feet,  
25 unless certain conditions are met.

1                   One, the extensions were  
2                   impractical because of topography, dimensions  
3                   or natural features where it would result in  
4                   the creation of undesirable traffic patterns  
5                   not customarily found in residential areas.

6                   In this particular instance,  
7                   there is a substantial buffer that's being  
8                   proposed to the north of the property, you  
9                   can see a minimum 50 foot buffer to the  
10                  north, significant preservation of trees and  
11                  open space. And there are also developed  
12                  single family homes that are fronting on  
13                  Meadowbrook Road north of the property, so a  
14                  sub connection does not appear to be  
15                  appropriate to the north.

16                  To the east, that property is  
17                  currently being considered for development as  
18                  a place of worship, certainly having that  
19                  type of roadway connection between also does  
20                  not necessarily make sense from a traffic  
21                  circulation perspective.

22                  What the applicant is  
23                  proposing is an emergency access connection  
24                  to Twelve Mile through the commercial  
25                  property, and so that would provide for a

1 second point of access.

2 But in terms of permanent open  
3 points of access, there would be one on  
4 Twelve Mile -- excuse me, on Meadowbrook Road  
5 that would serve the residential portion and  
6 the commercial portion would be accessed  
7 directly from Twelve Mile Road.

8 I know you are going to hear  
9 from some reports, from some of the other  
10 consultants dealing with natural features,  
11 woodlands, wetlands and the like, so I won't  
12 go into a lot of detail. I do want to  
13 discuss the conditions that are offered by  
14 the applicant as part of this PRO concept  
15 plan.

16 In terms of park and open  
17 space, it would be developed in accordance  
18 with the plan, with the donation of the park,  
19 which would include six parking spaces, a  
20 bench, bike racks. The park area would be  
21 graded, it would be seeded with grass, it  
22 would result in, as I mentioned before, a  
23 total of 42 percent of the site remaining as  
24 open space, 3.288 acres as park and a total  
25 of 3.8 acres as open space.

1           In terms of the residential it  
2 would be limited to 42 units, 2.49 units per  
3 acre. There would be a request for a  
4 reduction in certain setbacks and sideyard  
5 setbacks and lot width going to a minimum of  
6 50 foot lot width, and reduction of setbacks  
7 to seven and a half foot, on the side yard,  
8 20 foot front yard, 30 foot on the rear yard.

9           In terms of the commercial  
10 component, it would be limited to 12,000  
11 square feet if its developed with two  
12 drive-thru uses or 22,000 square feet if  
13 there is a one or no drive-thru.

14           In terms of the tenant --  
15 potential tenant mix, it would be limited by  
16 prohibiting certain uses, including fast food  
17 restaurants, fueling stations, day-care  
18 centers and several others I won't go into  
19 all of those, but automobile service being  
20 the other -- a lot of the more intense uses,  
21 it could, in fact, be permitted within B3  
22 would not be permitted in this situation, if  
23 this project were approved.

24           In terms of woodlands and  
25 landscaping, one of the things that is an

1 important part of this proposal in terms of  
2 the context of the property, given the fact  
3 that this is a scenic drive and natural  
4 beauty road, and the fact that it has the MSU  
5 Tollgate Center located directly to the west  
6 is the treatment of frontage along  
7 Meadowbrook Road as well as the treatment  
8 along Twelve Mile Road.

9 And there is a fairly  
10 substantial buffer that you can see, that is  
11 proposed so that that concept of having this  
12 as a road that has a unique characteristic  
13 that is scenic in nature, it has -- celebrate  
14 the natural beauty and also be conceptually  
15 aware of the uses that are in the area.

16 I know the applicant has been  
17 working directly with MSU Tollgate farms on  
18 the landscaping proposal along that  
19 coordinator, attempting to take in that  
20 consideration and come up with a plan.

21 It's less formal in terms of  
22 the planting like you would normally have,  
23 typically a fairly formal planting, when you  
24 have a buffer strip, this would be something  
25 that would be a little less formal, but more

1 naturalistic, which I think would be  
2 consistent with the vision for this roadway,  
3 and with the vision that has been established  
4 for this particular corridor north of Twelve  
5 Mile Road.

6 They are also proposing to  
7 upsize the tree replacement, because the  
8 thought here is to have more of an immediate  
9 impact up front.

10 So that's also one of the  
11 requests that they give credit for planting  
12 trees that would actually be taller than the  
13 minimum that would be required.

14 The deviations that are being  
15 requested from the ordinance, I have touched  
16 on those briefly. They include the minimum  
17 lot size and width as well as the setbacks.

18 Then we do talk about some of  
19 the PRO ordinance requirements, part of that  
20 includes demonstrating the public benefit and  
21 as part of that, the applicant has listed  
22 several elements, including the public open  
23 space, the total open space being 42 percent,  
24 limiting the commercial to certain uses.

25 Also, one thing I did not

1            mention is the setback of the commercial  
2            providing for green space along Twelve Mile  
3            Road, which is not common for a commercial  
4            development to have, that substantial green  
5            space.

6                            So essentially as you're  
7            approaching this property from the east and  
8            you're heading west, you will have a  
9            landscape buffer in front of the commercial,  
10           and as you wrap around the corner onto  
11           Meadowbrook Road, you're going to have a park  
12           at the corner and then you will have the  
13           buffer strip that is being proposed along the  
14           east side of Meadowbrook, which would then  
15           continue to kind of carry forward that green  
16           space all the way around the southern and the  
17           western edge of the project. And then  
18           development of the trail that is part of that  
19           overall concept.

20                           In terms of submittal  
21           requirements, I believe they have met the  
22           requirements for submittal, you've had a  
23           number of reviews in the packet, I won't go  
24           into those.

25                           I will conclude by going over

1 Planning Commission options.

2 We have listed several options  
3 that you have. This is a recommendation to  
4 City Council. You can agree and have a  
5 favorable recommendation to Council to  
6 conditionally approve the request to rezone  
7 the parcel to B3 and to R4, with the plan  
8 rezoning overlay as has been proposed.

9 Another option would be to  
10 recommend that Council deny the request. And  
11 another option would be to consider another  
12 zoning classification.

13 This could potentially require  
14 another public hearing, if you were to make  
15 that type of a recommendation, or to  
16 conditionally approve only a portion of the  
17 request for rezoning while recommending  
18 denial of another portion or then postponing  
19 consideration.

20 Those are five potential  
21 options that would have been identified.

22 Our recommendation to follow  
23 number one, which would be to recommend to  
24 City Council that this project be approved.

25 We believe that this project

1 does demonstrate a substantial and  
2 recognizable public benefit because of the  
3 unique open space offerings that are being  
4 included because of the unique treatment  
5 along both Meadowbrook Road and Twelve Mile  
6 Road to have buffer strips that would not  
7 otherwise be provided.

8 And quite frankly, this is a  
9 development pattern that you would not see  
10 under a conventional development.

11 If this were to develop as a  
12 RA property, with one acre lots, you would  
13 not get the buffer strip, you would not get  
14 the park land, you would not have a lot of  
15 the other amenities that are associated with  
16 this. So we think that should be taken into  
17 consideration.

18 It's also in line with the  
19 direction that we have been heading as we  
20 have been working with you on your master  
21 plan in terms of recognizing that this corner  
22 may, in fact, be appropriate for more density  
23 that has been historically designated for  
24 this corner, so that's something I know  
25 you're in the process on that, so it's a

1 little bit challenging because final  
2 decisions have not been made, but this  
3 applicant obviously has a right to come  
4 before you and ask for a recommendation. And  
5 that recommendation has to be made based upon  
6 the facts that are available at the time that  
7 the proposal is brought before you.

8 So our recommendation is a  
9 positive one. We believe this project should  
10 receive a positive recommendation.

11 I will be happy to try to  
12 answer your questions.

13 CHAIRPERSON GRECO: Thank you.

14 MS. MCBETH: Mr. Chair, I will go  
15 over the remaining reviews letters, if you  
16 don't mind.

17 The engineering review now  
18 recommends approval of the concept plan and  
19 storm water management plan. Previously  
20 stated concerns have been addressed and minor  
21 items may be further addressed at the time of  
22 preliminary site plan review.

23 The applicant will need to  
24 seek a design and construction standards  
25 variance for the sub street connection, as

1 Mr. Arroyo mentioned to the subdivision  
2 boundaries at intervals not to exceed 1,300  
3 feet along the subdivision perimeter.

4 Engineering staff is in  
5 support of the variance provided that the  
6 applicant provides an easement and the funds  
7 to build the sub street to the north in the  
8 event that the connection to the north is  
9 ever needed.

10 The landscaping review noted a  
11 deviation from ordinance standards to allow  
12 the proposed upsizing of woodland replacement  
13 trees, evergreens throughout the site, and  
14 recommended that this upsizing shall not  
15 exceed 33 percent of the evergreen trees  
16 provided.

17 This recommendation is based  
18 on the standards of the landscape design  
19 manual, which does not allow additional  
20 credit for upsizing woodland replacement  
21 trees.

22 Additional deviations from the  
23 landscaping ordinance standards are requested  
24 and supported by staff, due to the proposed  
25 heavily landscaped design of the site and the

1 proposed improvements to the pond and  
2 wetlands for the following three areas.

3 First, a deviation from  
4 ordinance standards for the required  
5 landscape berm, and the required trees and  
6 sub-canopy trees to be planted on the berm  
7 along the residential frontage of Meadowbrook  
8 Road due to the existing wetlands and the  
9 heavy vegetation proposed for that area.

10 Second a deviation from the  
11 ordinance standards for the required  
12 greenbelt landscaping south of the  
13 residential area, approximately 540 feet, due  
14 to the existing wetlands and other heavy  
15 plantings proposed for that location.

16 Third, a deviation from the  
17 ordinance standards for the required  
18 greenbelt landscaping along the western  
19 235 feet of Twelve Mile frontage due to the  
20 existing wetlands and other heavy plantings  
21 proposed for that location.

22 Rick Meader, our city's  
23 landscape architect is present to answer  
24 questions about those standards.

25 The city's environmental

1 consultant visited the site for the purpose  
2 of wetland, woodland verification as well as  
3 wetland boundary verification. The property  
4 includes a total of nine individual wetland  
5 areas, including an open water emergent  
6 wetland and a stream which is a tributary to  
7 the Walled Lake branch of the Rouge River.

8 The submitted plans proposed  
9 impacts to seven of the nine wetlands  
10 amounting to less than a quarter of an acre  
11 of the total 1.54 acres of on-site wetlands.

12 Wetland and water course  
13 buffer imparts are also proposed. The plan  
14 proposes to restore the degraded function of  
15 both the wetland and stream located on the  
16 south end of the site. Restoration  
17 activities include abandonment of the  
18 existing 350 foot stream channel and  
19 construction of a relocated stream channel of  
20 approximately 480 feet using a natural  
21 channel design.

22 The applicant proposes to  
23 improve the plant species diversity within  
24 the existing open water and emergency wetland  
25 by removing the basic plants, replace them

1 with native species, including wildflowers  
2 and trees. The natural feature setback areas  
3 will also be restored. Both an MDEQ wetland  
4 permit and a City of Novi wetland use permit  
5 will be required for the proposed impasse.

6 The environmental consultant  
7 recommends approval of the concept plan  
8 because the small isolated wetlands that are  
9 proposed to be impacted provide minimal  
10 environment benefits in terms of wildlife  
11 habitat and restore storm water sewage  
12 capacity and are dominated by non-native  
13 wetland plant species.

14 And because the proposed  
15 wetland restoration will be an improvement  
16 over the vegetation that currently surrounds  
17 the ponds.

18 The woodland plan review notes  
19 that the application now includes tree  
20 removals, and they are able to provide a more  
21 complete review.

22 The north half of the 20-acre  
23 site includes regulated woodlands as well as  
24 some of the south part of the site, a total  
25 of 402 regulated trees are proposed to be

1 removed from the site and the required 718  
2 replacement credits are proposed to be  
3 planted on the site.

4 The woodland letter indicates  
5 that along with the city's landscape  
6 architect, ECT, supports the alternative  
7 street scape landscaping that the applicant  
8 has developed through coordinated work with  
9 Tollgate Education Center. ECT supports the  
10 use of woodland replacement trees and shrubs  
11 currently proposed in order to supplement the  
12 required trees along Meadowbrook Road, but  
13 does not support the replacement of the  
14 required street trees with Woodland  
15 replacement trees.

16 Additionally, our consultant  
17 ECT notes the city's landscape design manual  
18 does not allow the upsizing of the woodland  
19 replacement trees for additional credits.  
20 The applicant requests deviation as part of  
21 the PRO agreement.

22 ECT supports some upsets with  
23 credit to provide additional landscape  
24 interest and screening along Meadowbrook Road  
25 and along the south edge of the residential

1           portion. 40 percent of the proposed  
2           evergreen trees are shown to be upsized from  
3           seven feet to 10 feet in height. That is 102  
4           of the 253 total evergreens are proposed at  
5           10-foot tall trees.

6                     ECT recommends limiting the  
7           total percentage of upsized trees to 33  
8           percent of the total provided, the woodlands  
9           review recommended approval subject to  
10          comments being addressed.

11                    You may note in the suggested  
12          motion that recommendation -- those  
13          recommendations are included.

14                    Matt Carmer from ECT is  
15          present this evening to answer any questions  
16          about the woodland and wetland review  
17          letters.

18                    The city's traffic engineering  
19          consultant, AE Com has reviewed the submitted  
20          traffic impact statement that was prepared by  
21          the applicant's traffic engineer, and found  
22          that the analysis was acceptable and the  
23          level of services at the studied  
24          intersections is expected to remain at  
25          acceptable levels under the proposed

1 conditions.

2 The traffic consultant has  
3 also provided comments on the submitted  
4 concept plan. Please note, additional  
5 correspondence has been received and was  
6 included on the table this evening, with  
7 another review of the submitted traffic  
8 impact statement.

9 Maureen Peters from AE Com,  
10 the city's consultant, is present this  
11 evening to answer any questions.

12 The fire marshal has reviewed  
13 the plan and finds the plans to be acceptable  
14 with comments to be addressed on next  
15 submittal.

16 The facade review of the  
17 proposed retail component and residential  
18 component will be completed at the time of  
19 preliminary site plan review.

20 The Planning Commission is  
21 asked tonight to hold the public hearing and  
22 consider making a recommendation to City  
23 Council on the proposed PRO and concept plan.  
24 Thank you, Mr. Chair.

25 CHAIRPERSON GRECO: Okay, thank

1           you. This is a public hearing. If anyone  
2           would like to address the Planning Commission  
3           regarding this particular public hearing,  
4           please step forward.

5                           Please state your name and  
6           address.

7                           MR. RENTROP: Gary Rentrop,  
8           R-e-n-t-r-o-p, the address is 39723 Woodward  
9           Avenue.

10                           I am representing Michigan  
11           State University Americana Foundation,  
12           Tollgate Farm area.

13                           I wanted to commend  
14           Mr. Shapiro for working very closely with us  
15           to address the landscaping along Meadowbrook  
16           Road.

17                           Having said that, at the last  
18           public hearing that was held on this, we took  
19           the position, we think that the PRO  
20           requirement should follow your master plan  
21           and that the master plan ought to find where  
22           it's going to land, and whether or not that  
23           master plan accommodates the PRO.

24                           I have talked with your  
25           consultants and I recognize that apparently

1 the position of Novi is that they will not  
2 necessarily follow the master plan, but if  
3 the PRO program all together is acceptable,  
4 they will go ahead and act on that,  
5 regardless of what the master plan may say.

6 Having said that, if our  
7 position would be -- our position would be we  
8 would like to see master plan be dealt with  
9 first, if it is not going to be, and if  
10 what's going to happen is PRO is going to be  
11 recommended to Council, that we would  
12 encourage you and request that the  
13 landscaping plan with which Mr. Shapiro and I  
14 are and other people have worked very hard  
15 on, be implemented as part of the approval  
16 process. Thank you.

17 CHAIRPERSON GRECO: Thank you.

18 Sir?

19 MR. OURLIAN: Good evening. My  
20 name is Rafi Ourlian, O-u-r-l-i-a-n. I am  
21 the chairman of the Armenian Community  
22 Center, which is the adjacent property to the  
23 east of the project of Beacon Hill Park.

24 We have worked with  
25 Mr. Shapiro as well and we support his plan.

1 I think this is a wonderful idea.

2 One of our recommendations is  
3 towards the commercial part of the property  
4 to add more trees. We are willing to work  
5 with him, either he would do it or we would  
6 do it, but we would work with him on that.  
7 But again, I think it's a wonderful plan and  
8 we, from the community center support the  
9 plan. Thank you.

10 CHAIRPERSON GRECO: Thank you.  
11 Actually before I take more public comment,  
12 before we take public comment, I'd like to  
13 offer the applicant, would you like to  
14 address the commission?

15 MR. SHAPIRO: I thought maybe I'd  
16 listen to the public, then I will respond.

17 CHAIRPERSON GRECO: That's fine.  
18 Thank you.

19 Would anyone else from the  
20 public like to address the Planning  
21 Commission on this public hearing?

22 (No audible responses.)

23 CHAIRPERSON GRECO: Would the  
24 applicant like to strike address?

25 MR. SHAPIRO: I just want to put

1 a different slide up.

2 My name is Gary Shapiro from  
3 the Ivanhoe Companies. It's been a long  
4 process and I have enjoyed working  
5 collaboratively with the master plan  
6 committee, who we saw 14 months ago. And I  
7 think it was nine months ago we came before  
8 the Planning Commission.

9 As you know, I am quite  
10 passionate about the project. It's been a  
11 long road of starting from a lifestyle center  
12 to where we are today going from apartments  
13 now to condominium down to 42 units. We have  
14 presented an elaborate bullet point plan to  
15 show you. We will try to be quick because  
16 you know that sometimes we can go on from  
17 excitement from the project.

18 But I did put up the key  
19 features of the plan which I thought would be  
20 something just be appropriate to refresh the  
21 memory of the master planning committee and  
22 the Planning Commission from our last  
23 meeting.

24 That last meeting which was  
25 between eight and nine months ago, we were

1 given a lot of direction from you directly to  
2 work with staff and some of the key features  
3 that have changed really made this exemplary  
4 plan, starting with on the north border, we  
5 now protracted a substantial amount of  
6 woodlands and what's really dramatic, it was  
7 completely new design.

8 Immediately after that  
9 meeting, we talked to the Tollgate people,  
10 you know, over a year ago, but directly after  
11 that Planning Commission meeting, we met with  
12 them multiple times, and multiple times with  
13 your landscape and woodland staff, Ms. McBeth  
14 and Rod Arroyo.

15 The dramatic change in the  
16 plan was we added to the already deep setback  
17 of 50-foot nature corridor that all goes the  
18 way along Meadowbrook and wraps around.  
19 Particularly, we took a great degree of  
20 planning detail to reset the entryway, so we  
21 would accent the community and Tollgate.  
22 That's 140 feet deep and over 400 feet wide.  
23 And we designed the entryway that's low key,  
24 and mirrors the Tollgate type fencing.

25 We also put a woodland area in

1 the middle of the development, which you can  
2 see, and added the side -- increased the size  
3 of the park.

4 I think the key -- there is  
5 multiple great assets, but it's really my  
6 view I've done multiple projects in Novi and  
7 I'm quite proud of them. The PRO benefit of  
8 this is just extraordinary. You know, there  
9 are many views on what this could be. I know  
10 the master plan calls for lifestyle center,  
11 we have come up with something I think we can  
12 be really proud of.

13 We are keeping 42 percent of  
14 the development open space. We are  
15 dedicating giving to the city what on a  
16 commercial plan would be upland, could be  
17 part of a center, a gas station, a real park,  
18 something that you will see in the brief  
19 Power Point Brad is going to do is a hole in  
20 your plan where you need trail head for your  
21 walkability features of Novi.

22 So in addition to giving the  
23 land, we are planting on that land over 200  
24 trees and over 150 bushes. We are hydro  
25 seeding that. We are doing all of that at

1 our expense and delivering it to you, since  
2 the last meeting, we have increased the  
3 public benefits at your direction. We have  
4 included the parking spaces. We have worked  
5 with parks and rec. This is meant to be a  
6 passive low key entry to Novi. We have added  
7 the six parking spaces at our expense, the  
8 bench, the bike rack.

9 As Mr. Arroyo mentioned, we  
10 have the extra deep buffer in front to his  
11 neighborhood center that wraps around. Those  
12 are a few of the real key things that have  
13 changed over the course of time since we left  
14 you at your direction. And we are quite  
15 proud of it, and we respectfully request your  
16 recommendation tonight.

17 I will let Brad just kind of  
18 shoot through the history for those of you,  
19 you know, who may not recall what's  
20 transpired over the last two years. Thank  
21 you.

22 MR. SPADER: I'm Brad Spader from  
23 MKS Studios. We have a number of slides, but  
24 I think based on the staff comments and  
25 review comments that were concise, we will

1 also try to be concise.

2 I'm going to go through some  
3 of these quickly and focus on things that I  
4 think are important for you and the public to  
5 see.

6 Introduce ourselves. We have  
7 quite a team of experts here. This is the  
8 cover that was on the report or the booklet  
9 that we gave to the Planning Commission  
10 staff.

11 So you know, this is digital,  
12 so it's kind of like a fly over. You can get  
13 into the details, so if you ever want to see,  
14 when we get the final site plan, the details.  
15 This is all electronic, show the details and  
16 the views and everything else. Some of which  
17 were asked of your staff and consultant  
18 reports.

19 Mr. Shapiro mentioned, I think  
20 one of the key elements here, one of the  
21 things we looked at is the idea of walkable  
22 Novi. Meadowbrook elementary school is to  
23 our north. That's one of the questions you  
24 had before. That's why we have sidewalks.

25 We have been working to make

1 this a very walkable development internally  
2 and also to compliment the pathway plan, and  
3 that's one of the reasons for the trail head  
4 and park.

5 There have been, we talked  
6 about before since there weren't really  
7 questions from the audience, but keeping in  
8 mind I think this is why the draft master  
9 plan recommends future land use designation  
10 consistent with our proposal because there  
11 have been a lot of changes in the  
12 characteristics of the area.

13 We have covered this before,  
14 Twelve Mile, changes M5 connector and the  
15 different developments, so the lower density  
16 development to the north of us is really  
17 different than the pattern of development in  
18 the area. So we are very consistent with  
19 development trends.

20 Other things that have been  
21 going on along the Twelve Mile corridor and  
22 the M5 corridor. All of this was in the  
23 booklet we gave to the Planning Commission  
24 showing the types of development in the  
25 surrounding area.

1                   We did look at a number of  
2                   alteratives, including lifestyle centers,  
3                   commercial and different types of  
4                   residential, attached residential and so  
5                   forth, some of which got mixed or negative  
6                   reviews from city staff and consultant  
7                   reviews before.

8                   There are a couple of  
9                   alternatives we want to remind you of. We  
10                  first came in with this 54 lot, single family  
11                  subdivision. There were a couple of changes  
12                  made. One is we heard comments that it was  
13                  too high, so we dropped it down to 42.

14                  We also -- if you look at this  
15                  drawing in the north that the buffer wasn't  
16                  deep enough. There was concern about the  
17                  consequences of implication on the low  
18                  density RA properties to the north, so we  
19                  have added a deep buffer there in response to  
20                  comments we had on this.

21                  Also if you look at this  
22                  drawing see where our access point is onto  
23                  Meadowbrook, there was concern from Tollgate  
24                  Farms, they specifically asked us to shift  
25                  the driveways 400 feet to the south, so we

1 put the driveway where they preferred, where  
2 your consultant recommended, also there was  
3 site distance considerations. So that was  
4 changed to that plan.

5 This was the public hearing  
6 plan. Again, we heard good comments from  
7 staff consultants and you in responding, we  
8 thought to the public, and this is a list of  
9 all the changes we made. The key things are,  
10 we had six homes that had a back onto  
11 Meadowbrook Road, you will see on the next  
12 shot we revised that, so there won't be any  
13 homes backing onto Meadowbrook. We recessed  
14 the entrance much deeper. We significantly  
15 changed the greenbelt as we will show you in  
16 this slide. We added park amenities. We  
17 added details. We provided traffic reports  
18 and wetlands and woodlands and more detail on  
19 the landscaping. So a lot of additional  
20 information, some of which is not typical for  
21 this stage of a PRO.

22 Mr. Shapiro already mentioned  
23 the key features of the plan. This is just a  
24 list of the many changes we made to the plan  
25 since we first presented it to you, so I

1 think we have kind of covered a lot of those  
2 already.

3 The key kind of components,  
4 one we have a residential neighbor. These  
5 are elevations that were provided in our  
6 submittal that show typical types of  
7 elevations, the quality we expect in Novi and  
8 to appeal young professionals, young families  
9 but independent seniors. So that's the  
10 variety of elevations that we have.

11 There were questions from you  
12 on more information or detail on the  
13 commercial and why we will come back with a  
14 final site plan once we have the detailed  
15 tenant mix and so forth.

16 This is an illustration of the  
17 type of elevations that we would expect for  
18 the project when we come back for final site  
19 plan approval, something you had asked for.

20 We were requested by Rod  
21 Arroyo and your traffic consultant, made  
22 comment to do a trip generation comparison of  
23 the existing zoning, what the uses are that  
24 are allowed in our proposed zoning.

25 In addition to that, addressed

1           some of the comments the Planning Commission  
2           had. We did a full blown traffic impact  
3           study, following the methodology that's used.  
4           HRC prepared a traffic impact study and found  
5           that our impact at the Meadowbrook and Twelve  
6           Mile intersection would be very minor and the  
7           level surface would be not effected.

8                         And also at the Meadowbrook  
9           access point we would retain a level service  
10          A or B, and the only improvement needed along  
11          Meadowbrook Drive would be a right turn  
12          taper. So they looked at all the turning  
13          movements and so forth, since most of our  
14          traffic is oriented to and from Twelve Mile  
15          Road, there is no need for a left-turn lane  
16          or other improvements.

17                        So the idea was to keep the  
18          road as kind of a beautiful road and not a  
19          lot of road improvements, so we have a taper  
20          which is what is required. And your traffic  
21          engineering consultant reviewed our traffic  
22          impact study. They actually told us what  
23          they wanted to see in the traffic impact  
24          study. We followed their direction, and they  
25          followed with approval of the traffic impact

1 study.

2 When we have the final tenant  
3 mix, if the traffic impact study needs to be  
4 revised. We did the traffic impact study  
5 with the highest generated uses, to drive  
6 through is another thing, so we think  
7 anything that we actually come back with will  
8 be at or below the traffic numbers that we  
9 used in the analysis. If that's not the case  
10 or something needs to be done, we would  
11 update the traffic impact study with the  
12 final site plan.

13 Mr. Shapiro mentioned that  
14 deep buffer on the north and the open spaces  
15 and so forth, so we will go over that.

16 I did want to show you this.  
17 This is the greenbelt. On the top is the old  
18 version. So the comments Ms. McBeth noted  
19 from your landscape consultant about the  
20 street trees. So if you see on the old  
21 version, on the top, we had regimented street  
22 trees across the frontage along Meadowbrook  
23 by the park. And partly in response to  
24 Tollgate, and partly in response to comments  
25 from the Planning Commission, we refused the

1 landscape plan so it looks more natural. We  
2 don't have those regimented street trees  
3 along the front.

4 If you see on the bottom,  
5 that's the new landscape plan. So at the  
6 request of the Tollgate, we came up with more  
7 of a layered landscape so we worked with land  
8 architects and professionals and we have kind  
9 of a layered landscaping, and they wanted to  
10 see more evergreen trees. So I understand  
11 your consultant would like less upsizing of  
12 the evergreens, but we have 102 evergreens  
13 that we are upsizing from seven to 10 feet,  
14 that's about \$100 per tree, so that's \$10,000  
15 to upsize.

16 The idea was they wanted more  
17 immediate screening with the evergreens and  
18 they wanted year-round screening. So if we  
19 reduce the number of upsized evergreens, we  
20 reduce the number of evergreens, which in  
21 other cases really makes sense in the city,  
22 but here, it would not be consistent with  
23 what Tollgate wants, which is a more  
24 immediate impact and something that looks  
25 natural with a variety of sizes and provides

1 year-round screening.

2 So we -- several of you asked  
3 us to work with Tollgate Farms on the  
4 landscaping and we feel we really have, and  
5 we are asking for a number of waivers from  
6 the typical landscape requirements that are  
7 noted in your consultant report, to meet the  
8 expectations of Tollgate and the direction  
9 that you gave us.

10 All right. This is just one  
11 element of the landscape, again, to  
12 compliment Tollgate Farms, with the white  
13 fence and so forth recessing the access, so  
14 we feel the design will compliment Tollgate  
15 Farm and be a good transition and views along  
16 the very attractive Meadowbrook Drive going  
17 north of the site.

18 This is just a detail of the  
19 parks. We have about three acres of land  
20 that would be donated to the city and  
21 contours and hydro seeded.

22 We have got amenities that you  
23 asked to be provided before. The total open  
24 space could be viewed as a park to the public  
25 is over five acres. This all is wetland

1 enhancement area, so when the DEQ reviewed  
2 our wetlands, they said the changes here will  
3 be an improvement to the area in terms of the  
4 environment, so we've had a -- in addition to  
5 working with Tollgate Farms and all your  
6 staffing consultants, we have had a number of  
7 meetings with the DEQ to get their support.  
8 So we have their preliminary approval.

9 This is one of the sheets  
10 that's in the submittal that is more detail  
11 on the wetlands enhancement. So we have got  
12 a lot of wetland material and changes. Some  
13 of the landscape waivers that we are looking  
14 for are to be more complimentary to the  
15 wetland. Typically we would have things like  
16 berms in this area. Berms are not something  
17 that the DEQ wanted to see around the  
18 wetlands.

19 We are asking for wetland --  
20 more wetland friendly vegetation around the  
21 wetlands rather than what you would typically  
22 have in a standard development in the city.

23 Last time we were here we had  
24 a lot of slides about comments and responses  
25 to staffing consultant reports, and this time

1 we want to thank the staff and consultants.

2 We've spent a lot of their  
3 time with changes and going back and forth  
4 and modifications to get reaction. A couple  
5 of you told us to work closely with the staff  
6 and consultants. We believe we have done  
7 that.

8 Other than a few waivers that  
9 we think are very consistent with the  
10 approach we have taken, I think you see we  
11 have recommendations for approval at this  
12 stage.

13 So this is a phasing plan that  
14 we were asked to provide. We are down to  
15 just a few items for discussion. One is,  
16 this has been noted a couple of times  
17 tonight, to upsize 102 of the evergreens from  
18 seven to 10 feet and to get credit for doing  
19 that, because we think it's a more immediate  
20 impact visually in this site.

21 There are a number of berms  
22 that would otherwise be required along the  
23 wetland, along the commercial frontage  
24 between the commercial and residential. We  
25 are asking to allow us to have landscaping

1           instead of the berm, again with -- to be  
2           keeping with the city of having a natural  
3           appearance, the berms are really a natural  
4           appearance, not something you see out at  
5           Tollgate Farms or on the site currently.

6                         We also have some plantings in  
7           the right-of-way. Your landscaping  
8           department wasn't sure if that requires a  
9           waiver or not.

10                        So we would request, when this  
11           goes forward to Council, if you gave us a  
12           favorable recommendation that you also note  
13           that support the plantings in the  
14           right-of-way as your consultants have  
15           recommended. We don't have to come back to  
16           you because we'd miss something to check off.

17                        So that kind of summarizes  
18           where we are with the plans and all the  
19           changes and we would be happy to answer any  
20           questions that you have.

21                        CHAIRPERSON GRECO: Very good,  
22           thank you.

23                        Before I close the public  
24           hearing, is there anyone else from the public  
25           that would like to comment on this particular

1 public hearing?

2 (No audible responses.)

3 CHAIRPERSON GRECO: All right.

4 Seeing no one, I will close the public  
5 hearing. Is there any correspondence?

6 MR. LYNCH: No.

7 CHAIRPERSON GRECO: Okay. Seeing  
8 no correspondence, we will open the matter up  
9 to the Planning Commission for discussion and  
10 comment. Who would like to go first?

11 Member Lynch.

12 MR. LYNCH: Thank you, Chair.

13 You have come a long with this  
14 thing. I appreciate your work. I think --  
15 out of all of this, I know what you guys have  
16 been through.

17 I have my own individual  
18 feelings about the housing, but what I want  
19 to congratulate you on is your work with your  
20 neighbors.

21 We kept that area, it's in  
22 character. You have got that 90-foot buffer.  
23 I think that was the big stumbling block, we  
24 are going to put all this stuff in there, we  
25 are going to lose the character of that road,

1           you got Tollgate Farms, you have got the  
2           church next to it.

3                       I appreciate you guys working  
4           together with the neighbors on that.

5                       I personally -- as long as the  
6           traffic, I think you have stated, we have a  
7           traffic expert here you concur with? As long  
8           as our traffic consultant concurs, I think  
9           you have guys have done a pretty good job.

10                      The only question that I have  
11           is we worked so hard to maintain this  
12           character, by putting this 90 foot heavily  
13           wooded buffer along, what is it Twelve Mile,  
14           or Meadowbrook.

15                      How do we insure that  
16           homeowners one and 28 or whatever, don't  
17           infringe on that and take it upon themselves  
18           to remove the things that you have worked so  
19           hard -- we have worked so hard to accomplish?

20                      Is there something, some  
21           delineation in the topography, is there  
22           something in the deeds? I mean, how do we  
23           insure that this concept stays in perpetuity,  
24           I guess I will ask you.

25                      MR. SHAPIRO: Yes, that's

1 something that's very important to us and  
2 very important to staff and your consultants.

3 There will be preservation  
4 areas designated on that, and it would be  
5 part of a very strict -- bylaws restrictions,  
6 which will be part -- which we submit with  
7 our final PRO agreement and our site plan  
8 approval.

9 So it will be there in  
10 perpetuity and there will be preservation  
11 areas designated to remain as such.

12 MR. LYNCH: So you're going to  
13 commit that there is something in there that  
14 says that somebody can't put another  
15 structure there, they can't tear it down,  
16 they can't touch, they can't fill, they  
17 can't -- I mean, almost like a conservation  
18 easement?

19 MR. SHAPIRO: That's correct.

20 MR. LYNCH: So that will be in  
21 the deed and that will be enforced by the  
22 association.

23 MR. SHAPIRO: That is correct.

24 MR. LYNCH: The city has some  
25 authority, even though it's in their deed,

1           where does the city -- sometimes these  
2           homeowner associations kind of take it upon  
3           themselves, how does the city fit into this?  
4           Does the city override the condominium  
5           association or homeowner association to  
6           insure that this conservation easement  
7           remains in place?

8                       MS. MCBETH: Yes, through the  
9           Chair, we would expect that the neighborhood  
10          association would be like the first line of  
11          defense, that they would know that those are  
12          trees to be preserved.

13                      But we would also request in  
14          any areas that have woodland replacement  
15          plantings, a conservation easement over those  
16          areas, so ultimately, yes, the city would  
17          also have some authority to enforce that.

18                     MR. LYNCH: So the city can -- I  
19          just want to be clear. The city can get  
20          involved if the association fails to maintain  
21          this area or infringes on this area, is that  
22          correct?

23                     MS. MCBETH: For areas within a  
24          conservation easement. That is the usual  
25          standard, yes.

1 MR. LYNCH: And the reason I'm  
2 kind of -- I have been through most of this  
3 and it seemed like, you want so much the  
4 development granted, it's kind of dense and  
5 all of that, but it seemed like we didn't  
6 want to change the character, that was the  
7 big stumbling block.

8 It sounds like you have worked  
9 with your neighbors and we have come to some  
10 agreement that we can actually maintain that  
11 character.

12 I think that's really the  
13 lynchpin of this whole project, in my  
14 opinion. I just want to make sure that if  
15 the association fails to abide by this deed  
16 restriction that the city does have the  
17 authority to go in and force the association  
18 to come in replant, you know, to bring that  
19 back to its condition -- I guess we got  
20 another comment.

21 MR. ARROYO: Mr. Chair, if I  
22 might just make a comment. Just to reiterate  
23 that, yes, in fact, there is going to be an  
24 agreement, a contract basically signed  
25 between the city and the developer if this is

1 approved, just like the item you have coming  
2 before you next Dunhill has already received  
3 their PRO approval and there is a copy of the  
4 agreement in your packet that is agreed to  
5 between the developer and the city. And I'm  
6 sure there is going to be, if this project is  
7 approved a similar agreement that will be put  
8 in place and in writing that all of those  
9 offerings that are being made by the  
10 developers, including the conservation  
11 easement will be in that agreement, and then  
12 I'm sure your city attorney can tell you  
13 about how that's --

14 MR. LYNCH: I'm doing this for  
15 two years because I've got both the neighbors  
16 sitting right here.

17 And they're going to be there  
18 15 years from now when the developer is long  
19 gone and it's being run, managed by the  
20 association.

21 And if they see some  
22 demolition in that area, so to speak, then  
23 they will have the right to approach the city  
24 and the city can enforce this.

25 I know how critical this was.

1 I mean, let's face it, everything we have  
2 been through has been on maintaining that  
3 character.

4 MR. ARROYO: Because of the PRO  
5 approval process, you get an extra level of  
6 protection because of the agreement that has  
7 to be entered into, between the city and the  
8 developer.

9 MR. LYNCH: So both of the  
10 neighbors, Tollgate and the gentleman from  
11 the Armenian church, you both have heard  
12 that.

13 I guess other than that, as  
14 long as we can maintain the character of the  
15 development, I know what we have been  
16 through.

17 I think you guys have done a  
18 good job and I will be willing to support  
19 this.

20 CHAIRPERSON GRECO: Thank you,  
21 Member Lynch.

22 Anyone else? Yes,  
23 Member Baratta?

24 MR. BARATTA: Thank you,  
25 Mr. Chair.

1 Mr. Arroyo, did you indicate  
2 that a retail portion there would be no fast  
3 food, no fuel use in that area, and a number  
4 of other type of uses?

5 MR. ARROYO: That's correct.  
6 There are specific uses that are, in fact,  
7 being excluded through voluntary conditions  
8 that are offered by the applicant. And yes,  
9 in fact, fast food restaurants are on the  
10 list of those that are specifically being  
11 excluded.

12 MR. BARATTA: What else is on  
13 that list? Did you have that list there?

14 MR. ARROYO: I do.

15 MR. MELLEEM: In your motion sheet  
16 under item E, it lists all of the uses they  
17 are excluding.

18 MR. BARATTA: Thank you very  
19 much.

20 MR. MELLEEM: Under the City  
21 Council motion on the second page.

22 MR. BARATTA: Thank you very  
23 much.

24 Ms. McBeth, one question. I  
25 was reading the engineering report, maybe

1           it's Jeremy, do we have a sewer moratorium to  
2           make?

3                       MR. MILLER:   Yes, the moratorium  
4           is still in place from Wayne County.

5                       MR. BARATTA:   Do we have an idea  
6           how long that's going to last?

7                       MR. MILLER:   We don't have a  
8           timetable right now.   We are working with  
9           Wayne County, Oakland County and the DEQ to  
10          get it resolved as soon as possible.

11                      MR. BARATTA:   To the applicant,  
12          Mr. Shapiro, does that cause you a problem  
13          for your project, having that sewer  
14          moratorium?

15                      MR. SHAPIRO:   We have been -- as  
16          an industry we have been looking it, and we  
17          believe that problem is going to go away.  
18          It's just a bureaucratic dispute, so to  
19          speak, we are expecting the -- if you're kind  
20          enough to approve us we will move forward  
21          obviously and sign (inaudible.)

22                      MR. BARATTA:   Thank you, Jeremy.

23                      Mr. Shapiro, I think you have  
24          done a very well thought out project.   We  
25          appreciate you working with the city and I

1 echo a little bit of what the Commission to  
2 my right has indicated.

3 I think it's just an  
4 outstanding project. And I appreciate all  
5 your hard work. With that, I will be in  
6 support of your project. Thank you.

7 CHAIRPERSON GRECO: Thank you,  
8 Member Baratta.

9 Anyone else? Member  
10 Giacometti.

11 MR. GIACOPETTI: Thank you. I  
12 have a question for Mr. Arroyo.

13 On the matter of connectivity,  
14 which is one of the items where it's -- I  
15 think it's inconsistent with the ordinance.

16 In terms of the development of  
17 the future master plan, if this region, area  
18 of the city, were to increase in density  
19 across the square mile that it is currently,  
20 mostly, RA, wouldn't we really want to  
21 enforce the connectivity issue between  
22 subdivisions or developments whereas this one  
23 has no subs to the north, where it would be  
24 the only logical location?

25 MR. ARROYO: I would say, if that

1 was vacant property, there would be a concern  
2 there, but if you look at those lots that are  
3 fronting on Meadowbrook, they all have --  
4 they have homes on them.

5 And you heard from the church  
6 that is proposing to go to the east, so that  
7 is not likely to develop as residential as  
8 well.

9 So I think what is important  
10 and what you see with this proposal is the  
11 substantial buffer. Because this does have  
12 additional density from the property, from  
13 this property and the property directly to  
14 the north.

15 If you were to put a sub  
16 street in, you would then lose some of that.  
17 You have got the requirement for the local  
18 street to have a 60-foot right-of-way.

19 MR. GIACOPETTI: I guess my  
20 philosophy, I will call it, to keep -- one  
21 way to keep Meadowbrook, its characteristics,  
22 is to have ways to divert traffic off of it,  
23 so that new development occurs in this area,  
24 you know, there are fewer cars driving up  
25 Meadowbrook because say there is a side

1 street to use that's parallel, but this -- if  
2 we were to approve four more of these along  
3 Meadowbrook Road, I mean, we will have no  
4 connectivity unless they all happen to be  
5 planned at the same time.

6 So really we -- by not  
7 insisting that condition, we would at least,  
8 for this first blush, we would be losing that  
9 ability to create like alternative routes  
10 other than Meadowbrook.

11 MR. ARROYO: I just don't see  
12 that there is a likelihood that you're going  
13 to see that type of redevelopment of existing  
14 single family homes into something more dense  
15 to the north.

16 Because if that was vacant  
17 property, maybe it would be looked at  
18 differently. I think that probability of any  
19 of that happening is extremely low.

20 MR. GIACOPETTI: Okay. Thanks  
21 for your work.

22 Mr. Shapiro, thank you very  
23 much for listening to our concerns and making  
24 changes. The plan is quite a bit, it's very  
25 nice, appreciate it. I think you have been

1 to more than some meetings than some members  
2 of the Planning Commission in the last year,  
3 so thank you again. That's it.

4 CHAIRPERSON GRECO: Thank you,  
5 Member Giacometti.

6 I will just make a few  
7 comments.

8 I'm not going to reiterate  
9 what the rest of the Planning Commission has  
10 already stated, however, just again like to  
11 commend Mr. Shapiro.

12 We all know he is very  
13 passionate about the project, but also at  
14 least with respect to this one also  
15 passionate about satisfying the neighbors and  
16 satisfying the city consultants and coming up  
17 with something again as our consultant has  
18 also mentioned and we have all mentioned  
19 keeping the character of the road, getting a  
20 development in there that makes sense, the  
21 park land, the commercial along Twelve Mile  
22 seems to be the right mix despite how it's  
23 currently zoned which would probably likely  
24 change.

25 So with that, I will likely

1 support the project. If anyone would like to  
2 make a motion.

3 Member Baratta, do you have  
4 another inquiry?

5 MR. BARATTA: I do.

6 Mr. Shapiro, what was approved  
7 at City Council, in looking at the uses for  
8 the retail. It looks like you're limiting or  
9 eliminating or prohibiting really uses not  
10 conducive to being near a neighborhood. You  
11 said tattoo parlors and things like that.

12 Would you have an objection if  
13 we added things that use like a vapor shop  
14 would be prohibited, things of that nature,  
15 things that are not conducive, in my opinion,  
16 to a residential neighborhood?

17 MR. SHAPIRO: That particular  
18 use, I would not have an objection. I would  
19 be willing to add that to the list.

20 MR. BARATTA: Perfect. With that  
21 Mr. Chair, I would make a motion.

22 CHAIRPERSON GRECO: Very good.

23 MR. BARATTA: I would make a  
24 motion in the matter of the request of  
25 Ivanhoe Companies for Beacon Hill JSP-15-08

1 with the zoning map amendment 18.710, motion  
2 to recommend approval to the City Council  
3 rezoning of the subject property, RA  
4 residential acreage to R4, one family  
5 residential and B3 general business with the  
6 plan to rezoning overlay PRO.

7 The recommendation shall  
8 include the following ordinance deviations  
9 for consideration by the City Council.  
10 Reduction of required minimum lot size and  
11 minimum lot width for one family detached  
12 dwellings, reviewed against the R4 zoning  
13 standards to allow for smaller lots, 10,000  
14 square foot and 80 required, to 6,000 square  
15 feet and 50-foot provided.

16 Reduction of minimum front  
17 yard setback from one family detached  
18 dwellings reviewed against R4 zoning  
19 standards, 30-foot required, 20 provided.  
20 Reduction in minimum sideyard setback and  
21 aggregate sideyard setback, one family  
22 detached dwellings reviewed, against R4  
23 zoning standards, 10 feet with 25 feet  
24 aggregate required, seven and half to 15 foot  
25 aggregate provided. Reduction in minimum

1 rear yard setback from one family detached  
2 dwellings reviewed against R4 zoning  
3 standards, 35-foot required, 30 foot  
4 provided, deviation of ordinance standards to  
5 allow proposed upsizing of woodland  
6 replacement trees, evergreens throughout the  
7 site and the amount not to exceed 33 percent  
8 of the evergreen trees provided, 102 of the  
9 concept plan as recommended in the landscape  
10 review letters, and based on the standards of  
11 the landscape design manual, which does not  
12 allow additional upsizing woodland  
13 replacement trees.

14 The deviation from landscaping  
15 ordinance standards to the following areas,  
16 due to the proposed heavily landscaped design  
17 and the proposed improvements of the pond and  
18 wetlands. Deviation of the required  
19 landscaped berm and the required trees and  
20 sub canopy trees to be planted on the berm  
21 along the residential frontage of Meadowbrook  
22 Road due to the existing wetlands and heavy  
23 vegetation in this area. Deviation for the  
24 required greenbelt landscaping south of the  
25 residential area approximately 540 feet, due

1 to the existing wetlands and other heavy  
2 plantings proposed for this location. And  
3 deviations from the acquired greenbelt  
4 landscaping along the western 235 foot of  
5 Twelve Mile Road frontage due to the existing  
6 wetlands other heavy plantings proposed for  
7 this location.

8 In addition, if the City  
9 Council approves the rezoning, the Planning  
10 Commission recommends the following  
11 conditions be requirements of planned  
12 rezoning ordinance agreement. Applicants  
13 offer to dedicate 3.28 acres to the city for  
14 the establishment of a public park with the  
15 following improvements made by the developer.

16 Mass and fine grading of 5.63  
17 acres, including topography, enhancement  
18 wetland and woodland replacement plantings  
19 and seeding of upland park, augmenting the  
20 creek removal of damaged culverts and  
21 realigned with the creek. Creation of a  
22 (unintelligible) system to effectuate a  
23 waterfall spillway to be viewed from the back  
24 of the park, enhanced design for landscaping  
25 retention ponds, habit restoration,

1 installation of wetland enhancement  
2 plantings. Applicant to construct six  
3 parking spaces of bench and bike racks. A  
4 minimum of 42 percent or 8.8 acres of open  
5 space as shown on the concept plan, limiting  
6 the number of dwellings to 42, in accordance  
7 with the concept plan, limiting the  
8 commercial square footage to 22,000 square  
9 foot or less, a maximum of two drive-thru  
10 establishments in the commercial area. The  
11 applicant offers to exclude many of the more  
12 intense uses permitted in B3 district  
13 including fast food restaurant, fueling  
14 stations, produce sales, day-care centers,  
15 business schools and colleges, private clubs,  
16 veterinary hospitals, clinics, car washes,  
17 bus passenger stations, new and used car  
18 showrooms, tattoo parlors and add vapor  
19 shops, outdoor spaces for automobile sales,  
20 and automobile service centers. Preservation  
21 of a 10-foot wide wooded buffer along the  
22 east property line, and a minimum of a 50  
23 foot wide buffer along Meadowbrook Road as  
24 showed on the proposed concept plan.

25 At the time of the preliminary

1 site plan review, the landscaping facade  
2 plans for the commercial phase should meet  
3 the minimum zoning ordinance standards.  
4 Woodland replacement trees shall not be used  
5 in place of the required street trees along  
6 Meadowbrook and Twelve Mile Roads, further  
7 recommendations of landscape review letter  
8 with modification to be shown in subsequent  
9 submittals.

10 Applicant complying with the  
11 conditions listed and the staff and  
12 consultant review letters.

13 In addition, I'd like to add  
14 that we would allow planting in the -- I  
15 think that's the setback. I believe that's  
16 the term --

17 CHAIRPERSON GRECO: The  
18 Meadowbrook right-of-way.

19 MR. MEADER: Excuse me. I did  
20 find out from the engineers, that is allowed  
21 to have extra plantings within the  
22 right-of-way so that's okay.

23 MR. BARATTA: Okay. And the  
24 motion is made for the following reasons, the  
25 proposed density shown in the PRO concept

1 plan is generally consistent with the  
2 proposed density remediations and master  
3 plan. The language is currently in draft  
4 form. The proposed development is consistent  
5 with several objectives of the master plan,  
6 the land use is detailed in the planning  
7 review letters.

8 While the proposal calls for  
9 significant departure for the vision for the  
10 2010 master plan, which has provided for a  
11 maximum of .8 dwelling units to an acre,  
12 north of Twelve Mile Road both east and west  
13 of Meadowbrook Road, the submitted PRO  
14 concept plan displays sensitivity to the  
15 adjacent large lot RA properties in area,  
16 that the use of buffering along the edges of  
17 the site, including preservations of the  
18 existing vegetation.

19 The proposed concept plan  
20 shows the preservation and enhancement of the  
21 wetlands on the site. The applicant has  
22 worked cooperatively with the Tollgate  
23 Educational Center to create landscaping  
24 along Meadowbrook Road that presents a more  
25 natural look than blends with the Tollgate

1 frontage. The site is adequately serviced by  
2 public utilities, traffic impact statement  
3 that was submitted with the rezoning request  
4 was found to be acceptable and the level of  
5 service at study intersection, is expected to  
6 remain at acceptable levels.

7 Submittal of the concept plan  
8 and any resulted PRO agreement provides  
9 assurance to Planning Commission and City  
10 Council of a manner in which the property  
11 will be developed.

12 Commissioner Lynch pointed out  
13 one error and that was in F, it says a  
14 minimum of 50 in the preservation. That  
15 should be 90-foot.

16 MR. LYNCH: Well, there was  
17 confusion. I thought this was 90 foot buffer  
18 along Meadowbrook Road.

19 MR. SHAPIRO: No. The buffer --  
20 in there some places it's 90 feet. What the  
21 change was, we moved everything so it's an  
22 additional 50 feet. It is not 90-feet. You  
23 were looking at some of the illustrations  
24 where it shows some places it's 250. In most  
25 places it's 90, but the preservation area

1           that we added is 50-feet.

2                       MR. BARATTA:  You're okay with  
3           that?

4                       MR. LYNCH:  Yes.

5                       MR. BARATTA:  We will strike that  
6           comment.

7                       MR. LYNCH:  I will second the  
8           motion.

9                       CHAIRPERSON GRECO:  We have a  
10          motion by Member Baratta, a second by Member  
11          Lynch.

12                      MR. GIACOPETTI:  I have a  
13          question for staff.

14                      CHAIRPERSON GRECO:  Yes.

15                      MR. GIACOPETTI:  Condition A  
16          concerning the grant of -- the grant of land  
17          to the city, if the city doesn't want the  
18          property as a park, because they don't want  
19          to maintain it, and assume the expense, what  
20          happens to the PRO -- I'm sorry, the RUD?

21                      MR. GILLIAM:  Well, that's a term  
22          that would have to be basically negotiated.  
23          I mean, at this point in time that's  
24          something that the applicant is offering to  
25          the city.

1                   If, in fact, it's something  
2                   the city doesn't want to accept, then  
3                   ultimately, the city would have to make a  
4                   decision without that offer of a public  
5                   benefit, it's still an agreement if the city  
6                   wants to move forward with it.

7                   MR. GIACOPETTI: I see. Would it  
8                   be appropriate to add a condition that would  
9                   say, the city or existing community trust or  
10                  some other organization, or -- is it your  
11                  recommendation, Mr. Gillam, we just leave it  
12                  as it is?

13                  MR. GILLIAM: At this point since  
14                  we are at a preliminary stage, my  
15                  recommendation would be to leave the motion  
16                  as it is and if we have to cross that bridge  
17                  down the road, we can.

18                  MR. GIACOPETTI: Thank you.

19                  CHAIRPERSON GRECO: Thank you.  
20                  We have a motion and a second. Call the  
21                  roll.

22                  MS. JORDAN: Baratta?

23                  MR. BARATTA: Yes.

24                  MS. JORDAN: Giacobetti?

25                  MR. GIACOPETTI: Yes.

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MS. JORDAN: Greco?

CHAIRPERSON GRECO: Yes.

MS. JORDAN: Lynch?

MR. LYNCH: Yes.

CHAIRPERSON GRECO: Motion passes  
four to zero.

MR. LYNCH: Good luck.

MR. SHAPIRO: Thank you very  
much.

CHAIRPERSON GRECO: All right.  
Moving onto our next public hearing. Dunhill  
Park JSP15-30.

This is a public hearing at  
the request of Hunter Pasteur Homes, Dunhill  
Park LLC, for Planning Commission's approval  
of the preliminary site plan, wetland permit,  
woodland permit and storm water management  
plan.

The subject property is  
located in Section 32 at the northwest corner  
of Beck Road and Eight Mile Road on  
23.76 acres. The property is subject to a  
planned rezoning overlay plan and agreement.

The applicant is proposing to  
construct a 31 unit single family residential

1 development and the cluster arrangement with  
2 frontage on and access to Eight Mile Road.

3 To our city attorney, one of  
4 the members just excused themselves for a  
5 moment. We still have a quorum generally for  
6 the meeting. Should we wait or --

7 MR. GILLIAM: If the member is  
8 just going to miss the staff's presentation,  
9 no offense to the staff, I think we can  
10 proceed. The important thing is the member  
11 is here to hear any comments from the public.

12 CHAIRPERSON GRECO: Thank you.

13 MR. MELLEEM: So tonight we have  
14 Dunhill Park. So the subject property is  
15 located in Section 32 at the northwest corner  
16 of Beck Road and Eight Mile Road.

17 The current zoning is RA,  
18 residential acreage with the same to the  
19 north and west.

20 It is abutted to the east by  
21 residential, the City of Northville and to  
22 the south by single family residential and  
23 Northville Township.

24 Would you switch to the staff  
25 laptop, please.

1                   The future land use map  
2                   indicates single family on all sides. The  
3                   applicant has elected the PRO option to  
4                   create a floating district with conceptual  
5                   plans attached to the rezoning of the  
6                   property, which were approved by the City  
7                   Council on January 11, 2016.

8                   There are about 2.7 acres of  
9                   regulated wetlands spread around nine areas  
10                  of the site. There are also regulated  
11                  wetlands on-site which include ten specimen  
12                  trees.

13                  Our planning consultant, Rod  
14                  Arroyo, from Clear Zoning has reviewed that  
15                  site plan for conformance with the zoning  
16                  ordinance.

17                  He is here tonight to present  
18                  his findings and I will summarize the  
19                  remaining reviews after his presentation.

20                  CHAIRPERSON GRECO: Very good.  
21                  Thank you. Mr. Arroyo.

22                  MR. ARROYO: Good evening, once  
23                  again. I will go over our March 30th review  
24                  letter.

25                  This project has an approved

1 PRO for the site. We have had this project  
2 before you in a conceptual nature for the  
3 process.

4 Council did, in fact, approve  
5 it with the R1 density. That is the site  
6 plan that you have before you. You have a  
7 preliminary site plan that is consistent with  
8 what has been proposed in the originally  
9 approved concept plan for PRO on this  
10 property.

11 The subject property has just  
12 over 23 acres, the preliminary site plan  
13 proposes 31 lots and 33 percent of the site  
14 is proposed to be preserved as open space,  
15 which is consistent with the PRO concept  
16 plan.

17 We talk on page two a bit  
18 about the summary of the PRO agreements as  
19 well as the dimensions in terms of lot size,  
20 lot width and setbacks. Those were all  
21 addressed through the PRO approval process.

22 There were specific deviations  
23 that were approved with the PRO, those are  
24 listed on page three and they deal with  
25 setbacks, they deal with landscape

1 deviations, and there are a number of them  
2 listed A through K, and I won't go into all  
3 those details because I know you reviewed  
4 them previously when this project was before  
5 you.

6 In terms of the Council's  
7 approval, there were specific conditions of  
8 the approval and those were also listed here.  
9 I don't see them necessarily go into those in  
10 details for the site plan.

11 In terms of the  
12 infrastructure, this project does propose an  
13 access road off of Eight Mile Road.

14 There is a proposed sub with a  
15 temporary T turn around at the north property  
16 line. There is also emergency access that is  
17 proposed from Beck Road, which provides for  
18 secondary access to the property.

19 There are sidewalk  
20 improvements, sidewalk along Beck Road,  
21 sidewalk along -- going along Eight Mile. In  
22 terms of natural features and open space,  
23 there is a substantial amount of preserved  
24 open area that previously mentioned. I know  
25 you have review letters from the wetland and

1 woodland consultants.

2 In terms of the lot sizes, the  
3 average lot size is 15,799 square feet,  
4 versus 21,780 that would be the typical  
5 minimum lot size in R1 zoning district.

6 The one issue that we did  
7 identify are the two entrance signs. These  
8 are within the allowable area, but the sign  
9 height exceeds the five foot limit for  
10 subdivision entry signs.

11 Because this is a PRO, I  
12 believe it would require that Council allow  
13 for a larger sign area, that would be the  
14 route to take, or that sign would have to be  
15 modified to be in conformance with your  
16 ordinance requirements.

17 Also, because this is a  
18 subdivision, there is specific design  
19 requirements which you have identified on  
20 page five and we find that the project is in  
21 compliance with your ordinance requirements  
22 as well as the PRO deviations.

23 So we do recommend granting  
24 conditional approval of the preliminary site  
25 plan because it does, in fact, comply with

1 the conditions and deviations that are set  
2 forth in the PRO agreements subject to  
3 resolution of the sign issue that we  
4 previously identified.

5 I will be happy to try to  
6 answer any questions.

7 CHAIRPERSON GRECO: Thank you,  
8 Mr. Arroyo.

9 Kirsten.

10 MR. MELLEEM: Engineering is  
11 recommending approval. Wetlands is approving  
12 as noted in the review letter, for a wetland  
13 minor use permit and authorization to  
14 encroach on the 25 feet natural feature  
15 setback.

16 ECT has asked applicant to  
17 consider modifications of the proposed lot  
18 boundaries to minimize impacts to on-site  
19 wetland setbacks, which have not been changed  
20 from previous submittals. Especially impacts  
21 on wetland C, which are of a high quality  
22 wetland.

23 The applicant was also asked  
24 to demonstrate alternative site layouts that  
25 would reduce the overall impact.

1           The woodlands is approved as  
2           noted in the review letter, with  
3           recommendation for woodland permit. The  
4           applicant has been asked to minimize impacts  
5           to on-site wetlands as well to the greatest  
6           extent possible, however 20 percent of the  
7           regulated trees will be preserved.

8           The applicant was asked again  
9           to demonstrate alternative site layouts that  
10          would reduce the overall impact.

11          Fire, in your packets has  
12          approval to not recommend. However, the fire  
13          marshal and the applicant's engineer have  
14          come to an understanding and will be  
15          approving the approval today. So fire is  
16          recommending approval.

17          Landscape, traffic and facade  
18          are also recommending approval.

19          The Planning Commission is  
20          asked tonight to consider the preliminary  
21          site plan. A wetland permit, woodland permit  
22          and storm water management permit.

23          The applicant representatives  
24          are here to answers questions. As always I  
25          am here to answer any questions as well.

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CHAIRPERSON GRECO: Very good.  
Thank you, Kirsten.

Would the applicant like to address the Planning Commission.

MR. WERTHEIMER: Good evening, Randy Wertheimer, W-e-r-t-h-e-i-m-e-r.

We appreciate being in front of again this evening, all the work that the staff has put in with our team to get to this point.

We have seen each other a number of times. We are happy to answer any questions that you have may have.

One item I want to mention on the sign height, I think that may have been an error by our landscape architect. We are happy to conform with the ordinance of the entry sign height to the neighborhood.

CHAIRPERSON GRECO: Okay, very well. Thank you.

All right, this is a public hearing. If any member of the public would like to address the Planning Commission regarding this particular public hearing, please come forward.

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(No audible responses.)

CHAIRPERSON GRECO: All right.

Seeing no one, we will close the public hearing on this matter and is there any correspondence?

MR. LYNCH: Yes, just one from John Dodge, 47209 Dunsaney (ph) Court, Northville, in support, however they are not in favor of any road expansion around Eight Mile and Beck.

CHAIRPERSON GRECO: Thank you. All right. With the public hearing being closed, I will turn the matter over to the Planning Commission for comment and discussion. Anyone would like to start.

MR. LYNCH: I guess I will go ahead.

First of all, I'd like to congratulate you. I know where we started. This is another case of kind of sticking with the plan and kind of working through all the loose ends with the staff.

I appreciate both staff and your participation, it makes this job a lot easier.

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With that, I'd like to make a motion. In the matter of Dunhill Park JSP15-13 motion to approve the preliminary site plan, based on and subject to the following conditions listed on the motion sheet A through C.

This motion is being made because the plan is otherwise in compliance with Article 4, Article 24 and Article 25 of the zoning ordinance, and all other applicable provisions of the ordinance.

MR. GIACOPETTI: Second.

CHAIRPERSON GRECO: We have a motion by Member Lynch, second by Member Giacometti. Call the roll.

MS. JORDAN: Baratta?

MR. BARATTA: Yes.

MS. JORDAN: Giacometti?

MR. GIACOPETTI: Yes.

MS. JORDAN: Greco?

CHAIRPERSON GRECO: Yes.

MS. JORDAN: Lynch?

MR. LYNCH: Yes.

CHAIRPERSON GRECO: Motion passes four to zero.

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MR. LYNCH: In the matter of Dunhill Park, JSP15-13, motion to approve the wetland permit based on the subject to following, findings are in compliance with ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed in the final site plan.

This motion is being made because the plan is otherwise in compliance with Chapter 12, Article 5 of the code of ordinances and all other applicable provisions of the ordinance.

CHAIRPERSON GRECO: We have a motion by Member lynch.

MR. GIACOPETTI: Second.

CHAIRPERSON GRECO: And a second by Member Giacometti. Call the roll.

MS. JORDAN: Baratta?

MR. BARATTA: Yes.

MS. JORDAN: Giacometti?

MR. GIACOPETTI: Yes.

MS. JORDAN: Greco?

CHAIRPERSON GRECO: Yes.

MS. JORDAN: Lynch?

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MR. GIACOPETTI: Yes.

CHAIRPERSON GRECO: Motion passes  
four to zero.

MR. LYNCH: In the matter of  
Dunill Park, JSP15-13, a motion to approve  
the woodland permit based on and subject to  
the following items A and B listed on the  
motion sheet.

In addition this motion is  
being made because the plan is otherwise in  
compliance with Chapter 37 of the code of  
ordinances and all other applicable  
provisions of the ordinance.

MR. GIACOPETTI: Second.

CHAIRPERSON GRECO: We have a  
motion by Member Lynch, second by Member  
Giacopetti. Call the roll.

MS. JORDAN: Baratta?

MR. BARATTA: Yes.

MS. JORDAN: Giacopetti?

MR. GIACOPETTI: Yes.

MS. JORDAN: Greco?

CHAIRPERSON GRECO: Yes.

MS. JORDAN: Lynch?

MR. LYNCH: Yes.

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CHAIRPERSON GRECO: Motion passes  
four to zero.

MR. LYNCH: The final motion. In  
the matter of Dunhill Park, JSP15-13, motion  
to approve the storm water management plan,  
based on and subject to the following.

The findings of compliance  
with ordinance standards and the staff and  
consultant review letters and the conditions  
and items in those letters being addressed on  
the final site plan, and this motion is being  
made because it is otherwise in compliance  
with Chapter 11 of the code of ordinances and  
all other applicable ordinances.

MR. GIACOPETTI: Second.

CHAIRPERSON GRECO: We have a  
motion by Member Lynch, second by Member  
Giacopetti.

Call the roll.

MS. JORDAN: Baratta?

MR. BARATTA: Yes.

MS. JORDAN: Giacopetti?

MR. GIACOPETTI: Yes.

MS. JORDAN: Greco?

CHAIRPERSON GRECO: Yes.

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MS. JORDAN: Lynch?

MR. LYNCH: Yes.

CHAIRPERSON GRECO: Matter passes  
four to zero.

That concludes our public  
hearings. Next we have matters for  
consideration.

Matter number one Covington  
Estates, JSP15-02 consideration at the  
request of Biltmore Land LLC, for  
recommendation to City Council for approval  
of a residential unit development plan  
alternate.

The subject property is  
located in Section 31 north of Eight Mile,  
west of Garfield in the RA residential  
acreage district.

The applicant is proposing an  
RUD and a 48.83 acre parcel to construct 38  
single family residential units.

The applicant is proposing a  
temporary relocation of the emergency access  
drive along the north property line from  
Garfield Road as an alternate to the current  
proposed emergency access drive in the

1 neighboring property to the east and the  
2 event easements are not required.

3 MR. MELLEEM: So Covington Estates  
4 is before you, and the parcels in question  
5 are located west of Garfield Road and north  
6 of Eight Mile Road in Section 31 in the City  
7 of Novi. The property totals 48.83 acres and  
8 the current zoning is RA.

9 The zoning to the northeast  
10 and west is RA, and to the south is  
11 Northville Township and Maybury State park.  
12 The future land use map indicates single  
13 family residential for the subject parcel and  
14 the surrounding properties.

15 Natural features on the site,  
16 there are few regulated wetlands and  
17 woodlands on the property.

18 The applicant has proposed a  
19 38 unit single family residential unit  
20 development, an RUD on 48.85 acres. The  
21 purpose of the RUD option is to permit an  
22 optional means of development, flexibility in  
23 an RA through R4 residential district, which  
24 allows a mix of various residential dwelling  
25 units and to permit permanent preservation of

1 valuable open land, fragile and natural  
2 resources and road community characterize  
3 that would be lost for conventional  
4 development.

5 The current plan is proposing  
6 a variety of lot sizes, with four lots  
7 conforming to the underlying zoning district  
8 RA, the rest of the lots conform to the R1  
9 requirements.

10 The proposed density is 0.8  
11 units per acres, consistent with the RA  
12 zoning of the site.

13 The current plan proposes to  
14 preserve the natural features of the site and  
15 provides active recreation for the residents  
16 with 42 percent of the site intended for open  
17 space. A paved pathway connection is  
18 proposed for a trail to Garfield Road, which  
19 provides opportunities for active or passive  
20 recreational on the site in the future. The  
21 applicant is proposing a gated community.

22 This submittal is to provide  
23 an alternate RUD plan in the event that the  
24 Balatine development is not constructed prior  
25 to commencing construction of the site.

1           The plans have been prepared  
2           to illustrate an alternate plan which  
3           includes a temporary 20-foot wide asphalt and  
4           brick paver emergency access drive along the  
5           north property line from the proposed  
6           Covington Drive cul-de-sac, connecting  
7           Garfield Road, gated on both ends. And a  
8           water main connection to Garfield Road in the  
9           same area.

10           Minor modifications to units  
11           18 through 12 are proposed and shifted to  
12           accommodate the width of the proposed  
13           emergency access road.

14           If approved, the applicant  
15           would have a means to construct Covington  
16           Estates regardless of the timing of  
17           Ballantine.

18           The original site plan was  
19           approved by the Planning Commission on  
20           August 15, 2015 and was approved by the City  
21           Council on September 14, 2015.

22           The plan is in general  
23           conformance of the code except for a few  
24           deviations as identified in the review  
25           letters. Planning is recommending approval

1 of the current plan provided that City  
2 Council provides modification to lot sizes  
3 and building setback reductions.

4 Engineering is recommending  
5 approval of the revised RUD plan with  
6 additional comments to be addressed with the  
7 next submittal.

8 Engineering identified two DCS  
9 variances, design construction variances that  
10 would be required.

11 One is to be able to exceed  
12 the maximum distance of 1,500 feet between  
13 Eight Mile Road and both emergency accesses.  
14 Two is to provide a sub street to the  
15 subdivision boundary and both are not to  
16 exceed 1,300 feet along the subdivision  
17 perimeter.

18 Landscape and fire recommend  
19 approval of the revised RUD plan with  
20 additional comments to be addressed with the  
21 next submittal.

22 Traffic, wetlands and  
23 woodlands did not review since there were no  
24 changes to these parts of the plan.

25 The Planning Commission is

1 asked tonight to make a recommendation to  
2 City Council to approve the RUD alternate  
3 plan for the Covington Estates site. The  
4 applicant representatives are here to address  
5 any questions you might have.

6 CHAIRPERSON GRECO: Very good.  
7 Thank you.

8 MR. BARATTA: Question for the  
9 applicant, if you don't mind.

10 CHAIRPERSON GRECO: Can you  
11 please step up to the podium and identify  
12 yourself.

13 MR. STOLEMAN: David Stoleman  
14 (ph) Biltmore Development, 89 Lake Shore  
15 Road.

16 MR. BARATTA: Thank you,  
17 Mr. Stoleman.

18 At the Planning Commission  
19 meeting, I was very much in favor of your  
20 project. And the only thing I think that  
21 stopped in my viewpoint me voting for it, was  
22 a comment with respect to -- I believe there  
23 was a group who owned the property next-door  
24 that was also in the audience that you were  
25 buying the property from.

1                   It came out that maybe they  
2 weren't going to cooperate or they hadn't  
3 heard about you needing an alterative access.

4                   And at that time, we said,  
5 please, gentlemen, work together see what you  
6 can come up with.

7                   And I had absolutely no  
8 objection to putting that temporary easement  
9 for emergency in the back where you currently  
10 have it proposed, with the exception I  
11 thought it was important for two adjacent  
12 property owners, particularly, you know,  
13 working together, sell the property back and  
14 forth, one to buy, one to sell.

15                   Have we had any discussion  
16 with that, with the sale of your property? I  
17 believe his name is Mr. Grewal, G-r-e-w-a-l,  
18 from Singh.

19                   MR. STOLEMAN: Yes, after the  
20 meeting, per your direction, I spoke with  
21 Singh Development, they considered granting  
22 us a temporary easement and ultimately denied  
23 it. Which I guess isn't -- it's not a  
24 typical request to ask someone for a  
25 temporary easement all the way across the

1 property. So subsequent to that, and per  
2 your direction, we made changes to the plan  
3 in order to deal with the concerns the  
4 residents had. We shifted the bike path as  
5 far south as we could, creating an 80-foot  
6 distance between that and the nearby homes.  
7 We had landscaping requested, you know,  
8 following your direction.

9 MR. BARATTA: Very much. I  
10 appreciate all your work in this project.  
11 And I don't have any other questions. Thank  
12 you very much.

13 CHAIRPERSON GRECO: Thank you  
14 Member Baratta. Anyone else?

15 Go ahead, Member Lynch.

16 MR. LYNCH: Actually we do have  
17 some -- we do have some correspondence here.  
18 This is Covington.

19 I am not going to read it.  
20 It's two pages of emails involving this  
21 access, and I will go ahead and put it into  
22 the record. I'm not going to read the whole  
23 thing.

24 CHAIRPERSON GRECO: We will  
25 accept the note, email or letter into the

1 record.

2 Any other comments by any  
3 other commission members?

4 MR. GIACOPETTI: I think I share  
5 Member Baratta's --

6 CHAIRPERSON GRECO: Member  
7 Giacopetti.

8 MR. GIACOPETTI: I mean, I am  
9 disappointed that your neighbor wasn't able  
10 to come to an agreement on a temporary  
11 easement.

12 And I guess there is no  
13 alternative other than not requiring them to  
14 have an access road, is that accurate, Barb?

15 MS. MCBETH: Yes, through the  
16 Chair, I think that's correct.

17 I mean, at this point, they  
18 have the needs to provide the emergency  
19 access along their property. An alternative  
20 would be to not require it at this point.  
21 And since we don't know when the property  
22 next-door might develop, I think our fire  
23 marshal would recommend that we have the  
24 emergency access until that time when the  
25 connection can be made through the adjacent

1 property.

2 MR. GIACOPETTI: Okay.

3 CHAIRPERSON GRECO: Very good.

4 Thank you. Any other comments?

5 MR. LYNCH: Since we have no  
6 other alternative, I'd like to make a motion  
7 in the matter of Covington Estates, JSP15-02,  
8 motion to recommend approval of the  
9 residential unit development plan,  
10 alternative, subject to and based on the  
11 following findings.

12 Findings A through E,  
13 including F, subtext 1 through 14, on motion  
14 sheet, along with items G through J on the  
15 motion sheet.

16 This motion is made because  
17 the plan is otherwise in compliance with  
18 Article 3, Article 4, and Article 5 of the  
19 zoning ordinance and all other applicant  
20 provisions of the ordinance.

21 CHAIRPERSON GRECO: We have a  
22 motion by Member Lynch.

23 MR. BARATTA: Second.

24 CHAIRPERSON GRECO: And a second  
25 by Member Baratta. Call the roll.

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MS. MCBETH: Barrata?

MR. BARATTA: Yes.

MS. JORDAN: Giacopetti?

MR. GIACOPETTI: Yes.

MS. JORDAN: Greco?

CHAIRPERSON GRECO: Yes.

MS. JORDAN: Lynch?

MR. LYNCH: Yes.

CHAIRPERSON GRECO: Motion passes  
four to zero.

MR. STOLEMAN: Thank you.

CHAIRPERSON GRECO: That brings  
us to our next matter for consideration.

All right, our next matter for  
consideration is a thoroughfare master plan  
presentation.

MS. MCBETH: Thank you,  
Mr. Chair. I will provide a brief  
introduction and then our consultant will  
come forward.

CHAIRPERSON GRECO: Thank you.

MS. MCBETH: So the City of Novi  
is in the process of preparing a thoroughfare  
master plan covering the entire city.

The intent of developing a

1 throughfare master plan is to establish  
2 physical and cultural environments and to  
3 support and encourage safe, comfortable and  
4 convenient travel by a variety of modes,  
5 motor vehicles, non-motorized transportation,  
6 pedestrians, bicycles, et cetera. We feel  
7 that the thoroughfare master plan is an  
8 important component in Novi's transportation  
9 planning efforts and will assist the Planning  
10 Commission and the City Council in making  
11 strategic and sustainable investments in  
12 roads and pathways.

13 The analysis and  
14 recommendations that result from such a plan  
15 will help identify short and long range  
16 transportation improvement priorities  
17 community wide.

18 The thoroughfare plan is  
19 intended to identify deficiencies in the  
20 existing major road network, provide traffic  
21 forecasts and review the functional  
22 classifications of the road. It's also  
23 intended to develop alternative thoroughfare  
24 improvement plans from minor road  
25 improvements to full scale corridor upgrades.

1 Rank future road projects and help identify  
2 needs.

3 Since the last Corradino Group  
4 lead by Joe Corradino who is here tonight to  
5 provide the brief presentation, we have  
6 worked collaboratively with the city's  
7 thoroughfare master plaster steering  
8 committee, made up of staff members from the  
9 city manager's office, community development,  
10 the department of public services, the police  
11 department and older adult services.

12 In an open house held in  
13 December, that was attended by approximately  
14 50 people, the purpose of that open house was  
15 to present the process that will be used to  
16 complete the plan and seek feedback from the  
17 attendees regarding various transportation  
18 related issues.

19 Several Council members as  
20 well as a Planning Commission members were in  
21 attendance at that open house as well as  
22 other representatives from southeast Michigan  
23 Council of Governments, the Road Commission  
24 for Oakland County.

25 The materials presented at the

1 open house was included in a previous packet  
2 that the Planning Commission had access to.

3 Another presentation was  
4 provided in February at the Meadowbrook  
5 Commons to seek additional feedback from our  
6 older adult community. Progress on the plan  
7 has been made with evidence as seen in the  
8 technical memoranda that are available for  
9 review on the city's web page, some of which  
10 was provided in the packet this evening.

11 Tonight Mr. Corradino would  
12 like to provide a summary of the work that's  
13 been completed so far.

14 His presentation, as I said,  
15 will take 15 minutes after which the Planning  
16 Commission may ask questions.

17 Tomorrow evening the city is  
18 hosting a more extensive presentation of the  
19 thoroughfare plan for any interested members  
20 of the community. That presentation will be  
21 held here in the City Council Chambers from  
22 6:00 p.m. to 7:00 p.m., and as I said, the  
23 community members are invited.

24 Mr. Corradino, please proceed.

25 MR. CORRADINO: Thank you. Thank

1           you for allowing me to be here. We're  
2           helping put together an update of your  
3           thoroughfare master plan.

4                         We met back in December and  
5           showed you a schedule, that we're proceeding  
6           on. We are ahead of schedule. If you look  
7           at the April milestone, this is a point at  
8           which we have a meeting with the Planning  
9           Commission, prior to a meeting with the  
10          general public.

11                        A number of documents have  
12          been produced and are on the website.

13                        As we said earlier, our job  
14          was to look at all the modes in a practical  
15          way, to examine a number of roadway corridors  
16          and look at some funding sources,  
17          particularly because the State and the  
18          Federal Governments have passed new funding  
19          laws.

20                        The sad fact is, that the  
21          state is far behind in maintaining roads, and  
22          so there is very little money available for  
23          capacity improvements. So it will take a  
24          concentrated effort to do some of the things  
25          that are proposed in a preliminary plan.

1 With the project and in  
2 meeting and through contact with the public,  
3 we tried to take their ideas and make them  
4 into the analysis and then look at those as  
5 it relates to the data we were generating.

6 The people that came to the  
7 meetings, the two so far, were given touch  
8 pad polling devices, just like you see on TV,  
9 they then scored, if you will, gave us their  
10 opinions.

11 Most of the folk involved in  
12 the meetings were older than 55 years old,  
13 not atypical, but you need to know that when  
14 you see some of the results.

15 Every comment that we got  
16 through the computer, the community remarks  
17 platform, was responded to. We got generally  
18 speaking 64 original comments and many, many  
19 more support comments.

20 For example, on roadway  
21 improvements, recommendations, suggestions  
22 was made to widen Ten Mile Road. That's one  
23 comment. But it got almost a dozen and a  
24 half thumbs up if you will.

25 The number of comments

1           diminishes, nobody talked about freight  
2           obviously, bus transit got two comments which  
3           spurred analyses that we had undertaken, and  
4           there were a few bicycle improvements.

5                       The results of our work is --  
6           are shown here. This is not all of the  
7           polling, but it's a couple of key factors.  
8           Most of the folks that attended our meetings,  
9           interestingly use cars, either they carpool  
10          or they drive by themselves, few take  
11          transit, most of that is from the older adult  
12          services system. When asked again,  
13          remembering that a number of these folks, the  
14          majority, the vast majority were older than  
15          55, those folks indicated that they would  
16          like to see sidewalk and safety improvements,  
17          bicycle improvements and roadway traffic  
18          signalization in the main transit, some  
19          support and roadway widening got second  
20          lowest support.

21                      Nonetheless, we are  
22          considering roadway widening. This is why --  
23          this is probably better seen on your pads.  
24          The red is congestion. That's our forecast  
25          of what happened -- our estimate of what

1 happens in 2015.

2 If you look at the map  
3 closely, Beck Road, as you probably  
4 understand, in the p.m. peak is red, red,  
5 red.

6 Ten Mile is red for major  
7 sections and then there are other spots that  
8 cry for some attention. When we do what we  
9 do, people have a hard time, if you will --  
10 oops.

11 You see that little ball that  
12 is moving, in clock time, watch Beck Road, on  
13 the middle of the slide. This is Waze,  
14 W-a-z-e, GPS data, congestion data, for a  
15 Wednesday between about 4:00 and  
16 7:00 o'clock. As you can see, the red  
17 continues to build and build and build on  
18 Beck Road.

19 We have got similar  
20 information for like Ten Mile Road, for you  
21 to review, but the fact of the matter is that  
22 after about six things begin to ease off and  
23 by about 7:00 p.m., it's free flow again.  
24 You experience that probably every day.

25 So what we saw in the computer

1 is happening on the ground. And then we  
2 looked at the future, forward, it's the same  
3 but worse. More red happens on one spot or  
4 another, so in the incremental way, we dealt  
5 with things, looking at individual  
6 improvements, having seen those data on the  
7 maps that we just looked at. We said, okay,  
8 let's make some individual improvements. I  
9 turn to one, widen Twelve Mile from Beck to  
10 Cabaret. Alternative 12, widen Novi from  
11 Nine Mile to Nick Lidstrom Drive.

12 We put those improvements in  
13 the computer and tested them one at a time.  
14 The chart on the left basically says, how  
15 many miles am I going to travel in  
16 congestion.

17 The chart on the right says  
18 how many hours am I going to travel in  
19 congestion, the bottom red line is basically  
20 what would happen in 2040 without major  
21 improvements.

22 The degree to which the lines  
23 shrink, the yellow zero lines are any  
24 indications of improvement. And the three  
25 that are doing the most individually are

1 three, seven and 11. Basically, three, Beck  
2 Road from Pontiac Trail down to Twelve Mile,  
3 seven, the rest of way to Eight Mile and  
4 Novi, and 11, Ten Mile.

5 Then we looked at combining  
6 these. We said, is there a practical way we  
7 can put roadway segments together to come up  
8 with a cost effective way to make congestion  
9 less.

10 And so what we did was take  
11 three and seven and 11 and then put that into  
12 one combination called I. And I compared to  
13 that red line, all the other yellow lines, is  
14 a significant improvement from 100,000  
15 vehicle miles of congestion to something in  
16 the neighborhood of less than 60. And  
17 whether it's vehicle miles or vehicle hours,  
18 that's where we get the performance.

19 Now you can see on the  
20 left-hand chart that G might be better, G  
21 means that we have got to add Meadowbrook  
22 widening, it wasn't cost effective to get  
23 that incremental improvement.

24 So now we come back to 2040  
25 and we have made I part of the plan. But all

1 of the congestion doesn't disappear. We  
2 don't build our way out of all your  
3 congestion by proposed widening of the roads.  
4 But if you looked at the red and looked at  
5 what we consider improvements for the future,  
6 the near term future at intersections, almost  
7 every red spot is being approached with a  
8 cost effective, we believe, improvement that  
9 will address the congestion.

10 So we have got a series of  
11 intersections and we have got a series of  
12 roadway improvements.

13 Here is one, an example. Beck  
14 at Grand River Avenue. The bottom of the  
15 chart, where it said 1.22, that means you're  
16 20 percent over capacity in 2040 in this  
17 location. But when we simply add a double  
18 left turn on Beck -- I'm sorry, on Grand  
19 River Avenue, at Beck, it drops to less than  
20 one. That improvement being made effectively  
21 gets you to a point where you're getting, I  
22 believe, a good return on investment. That's  
23 less than a million dollars worth of cost  
24 involved to help that congestion go from 20  
25 some percent over capacity to less than that.

1                   We looked at walkway/pathway  
2                   improvements. If Beck and Ten Mile were to  
3                   be improved, a number of the priorities would  
4                   be taken care of because sidewalks would be  
5                   part of the design. But there are others, 24  
6                   segments that are prioritized in your annual  
7                   update. All of those are part of the plan.  
8                   It was suggested in community remarks that we  
9                   look at a regional bus system. And we tried  
10                  to connect up with SMART and the little park  
11                  and ride lot nearby.

12                  We costed out that service  
13                  both for two routes being extended throughout  
14                  the week, and then less than throughout the  
15                  week to try to control the cost. We use  
16                  SMART's numbers for a cost per mile, cost per  
17                  hour and came up with service that could be  
18                  highly expensive if you ran it all the time,  
19                  and you're not supported from a millage  
20                  standpoint of SMART right now, so if you were  
21                  at all interested, you could go to the  
22                  limited service, which you can see has fewer  
23                  runs during the weekday and no Saturday and  
24                  Sunday service.

25                  We didn't think in working

1 with the committee this was a viable option.  
2 We presented, it's a policy decision on what  
3 you want to do. Also public comments in the  
4 community remarks was why doesn't somebody  
5 build a tram between these two malls on each  
6 side of 96, 12 Oaks and it's partner mall.

7 We looked at that. We looked  
8 at all kinds of devices, ranging from Disney  
9 World conveyance to a gondola, a ski lift.  
10 It's a many million dollar deal. So  
11 consistent with trying to be practical and  
12 have vision that's pragmatic, we said let's  
13 do a circulator.

14 We laid this circulator out.  
15 You can design that circulator to touch with  
16 whatever you want, but we tried to cost it  
17 out so that it would be practical and yet may  
18 be affordable. The bottom line cost for that  
19 circulator, we recommend is at the very  
20 bottom of the chart, is \$45,000. We suggest  
21 you run a survey -- a circulator for five  
22 hours a day, on Saturdays with existing  
23 equipment, and do that, if you would, on a  
24 trial basis for six months. You are going to  
25 get the mall owners to allow you on their

1 property, which is not an easy deal.

2 There is also the opportunity  
3 to talk to some of the merchants, maybe even  
4 the mall people about some financial support.  
5 But we thought that circulator on a limited  
6 basis for six months trial at \$45,000 was not  
7 an unrealistic way to approach the future and  
8 respond to that issue of whether it's a tram  
9 or some kind of connection. You park at a  
10 mall, you don't unpark, you go to the next  
11 mall, if you so care, or to any shopping  
12 around by getting on the circulator, that  
13 operates every 30 minutes.

14 We also looked at the very top  
15 of the chart at the cost of the roads,  
16 \$10 million for Ten Mile, from Haggerty to  
17 Taft, 60.3 million for the widening of Beck.  
18 Beck would be either a five lane road or a  
19 boulevard. Haggerty would be a five lane  
20 road.

21 We fix 13 intersections at a  
22 cost of over \$2 million, then we take the  
23 investment for the bike -- the pathways and  
24 sidewalks and it comes up over to \$4 million.

25 We looked at the older adult

1 services. They were suggested to us that the  
2 fares were unfair. The multiple trips that  
3 you're going to be taken by seniors, if I  
4 want to go to my doctor, then I want to go to  
5 have lunch, then I want to go to the bank,  
6 then I want to go home, \$3, \$3, \$3 and we  
7 were told that at the adult services  
8 headquarters, that's unfair, it's just too  
9 much.

10 We so looked at the data for a  
11 specific month, that month was July of last  
12 year, there were nine people making multiple  
13 trips at once. And most of those trips were  
14 three for \$9. The typical trip is two for  
15 \$6.

16 So we didn't think that it was  
17 an unfair burden. We were looking to put in  
18 a zone fare system, so it would be much more  
19 affordable. We thought that when we took a  
20 step back, looked at the service that was  
21 provided, the quality of the vehicles, that  
22 the system was effectively operating, as you  
23 can afford to operate it this year. I can't  
24 remember the agency, one of the agencies in  
25 city government had to come up with another

1 25,000 plus dollars to close the loop, the  
2 gap in the funding of the OAS transportation  
3 service.

4 So with a deficit in my way of  
5 talking about it, we didn't think you needed  
6 to stretch unless you feel you have got the  
7 resources to do that.

8 City Council appropriates  
9 about 20,000 some money, few thousand comes  
10 from marketing, advertising promotions, some  
11 money comes from fares then 25, \$30,000 has  
12 got to be put in by an agency within the  
13 city.

14 So our recommendation in  
15 summary are roadway widening over the course  
16 of the nine or ten years in the future, not  
17 tomorrow.

18 Design would have take place,  
19 and then if you were lucky, you could go  
20 forward with support from the state and the  
21 feds, but like everything in this world, it's  
22 politics with a big P. And somebody needs to  
23 effectively get the message, get the focus  
24 and move forward. Now is the time to start.  
25 You folks will have a plan that will be up to

1 the date and it's a plan that not many others  
2 will have that up to date. Secondly.

3 They have got some money, so  
4 your legislators plus your contact with DOT  
5 and the government will make things happen.

6 So that's where we are in  
7 terms of a roadway, the intersections, the  
8 pathways and the transit system. It's a  
9 pragmatic look, and we told the steering  
10 committee that, it's a pragmatic look at what  
11 might be done, can be done, and it takes time  
12 to do it, but we have laid it out so that it  
13 takes a good ten years to get everything  
14 together and make everything come to a  
15 conclusion.

16 So I will stop and see if you  
17 got any comments or questions.

18 MR. LYNCH: I do have a comment.  
19 I was just wondering when you did your model,  
20 there is some -- I am only going to talk  
21 about, you know, South Lyon to the west of us  
22 is booming, a lot of our traffic problems,  
23 especially in the Ten Mile area and also the  
24 Grand River, Beck, you know, that area.

25 Did you take into account if

1           they were going to be paving Napier, that  
2           gives people an opportunity to offload some  
3           of the demand off of Ten Mile onto Napier  
4           over to Eight Mile, or did you just do it  
5           static, assuming that all the roads are going  
6           to stay the same?

7                       MR. CORRADINO: No, sir, we  
8           considered the roads would be in good  
9           condition, which is the emphasis of the  
10          state's investment for the next five years.  
11          By the way, start investing until 2017. We  
12          assumed it would all be in good condition.

13                      We didn't just take Novi, we  
14          took -- there is local traffic, we could  
15          probably parcel out which is which.

16                     MR. LYNCH: I think a lot of  
17          the -- you know, a lot of what we see here  
18          is, you know, the comments, the demand coming  
19          going east, you know, from South Lyon. And  
20          if there is any other alternatives other than  
21          widening Ten Mile or widening, you know,  
22          whatever, Nine Mile, you know, some of those  
23          intermediate roads to get people offloaded  
24          onto Eight Mile, which is a larger road,  
25          or -- you know, so you can bypass, because

1 Beck gets all jammed up.

2 I was just wondering if, you  
3 know, if you looked at all that stuff, you  
4 took that all into account.

5 MR. CORRADINO: We took, you will  
6 see in the report, we took, you know, the  
7 main line system and we connected it up --  
8 with a cobweb full of non-main line roads.  
9 Then we assigned traffic to all of it. So if  
10 somebody wanted to take a shortcut, it would  
11 load up.

12 There is too much attraction  
13 along things like Beck and along Ten Mile,  
14 and so it's hard to divert the traffic  
15 somewhere else. Why not 96, but it just  
16 doesn't happen. So you know, like politics,  
17 in this instance, so much traffic is local.

18 MR. LYNCH: I was -- I don't know  
19 what kind of model you have. I was just  
20 wondering if you did any of monochroic  
21 simulation, okay, if I add more capacity,  
22 maybe not like we would consider widening  
23 roads, maybe paving a road and just trying to  
24 understand where the demand is coming from.  
25 You know, you certainly did that at certain

1 points in time, if you looked at any of that.

2 MR. CORRADINO: We used a model  
3 called Transcat, which is a standard, if you  
4 will, in the industry. We looked at the  
5 population, employment developments that are  
6 forecasts by you, then in the same -- back to  
7 you, and it gives us a very dynamic look of  
8 the future.

9 We used the Waze data to make  
10 sure the model wasn't, you know, tiled, and  
11 for all practical purposes, we got 85 percent  
12 correlation to what the model was doing, and  
13 all the traffic counts. And then we did the  
14 Waze situation, and so we think we are  
15 getting a realistic assignment, but we did  
16 the flood, the cement work -- it's in one of  
17 our reports, a cobweb of --

18 MR. LYNCH: I was just trying to  
19 understand how the model was developed. I'm  
20 trying to link it to a theory of constraints  
21 type thing that we used to do.

22 MR. CORRADINO: It reiterates, it  
23 keeps trying to stick traffic, and when it  
24 can't go there, I want to go this way, then  
25 the model starts again. It keeps on doing

1 that. Finally, it reaches equilibrium.

2 That's what you saw in the maps.

3 MR. LYNCH: All right. Thank  
4 you.

5 CHAIRPERSON GRECO: Thank you,  
6 Member Lynch. Any other comments?

7 MR. GIACOPETTI: Just a thank you  
8 for coming in.

9 MR. CORRADINO: I don't what  
10 Giacopetti is or Baratta or Greco, but I  
11 almost feel at home. I don't know about  
12 Lynch.

13 CHAIRPERSON GRECO: I was  
14 thinking that when you got up there.

15 MR. LYNCH: Wait a minute. My  
16 mom's name was Gianoni.

17 MR. CORRADINO: Thanks, guys.

18 CHAIRPERSON GRECO: Thank you.  
19 All right. That brings us to our next matter  
20 for consideration, approval of the  
21 January 13, 2016 Planning Commission minutes.

22 MR. LYNCH: Motion to approve.

23 MR. BARATTA: Second.

24 CHAIRPERSON GRECO: Motion by  
25 Member Lynch, second by Member Baratta. All

1 in favor.

2 THE BOARD: Aye.

3 CHAIRPERSON GRECO: Next matter  
4 is approval of the March 9, 2016 Planning  
5 Commission minutes.

6 MR. LYNCH: Motion to approve.

7 MR. BARATTA: Second.

8 CHAIRPERSON GRECO: Motion by  
9 Member Lynch, second by Member Baratta. All  
10 in favor?

11 THE BOARD: Aye.

12 CHAIRPERSON GRECO: Next is  
13 approval of the March 23, 2016 Planning  
14 Commission minutes.

15 MR. LYNCH: Motion to approve.

16 MR. BARATTA: Second.

17 CHAIRPERSON GRECO: Motion by  
18 Member Lynch, second by Member Baratta. All  
19 in favor?

20 THE BOARD: Aye.

21 CHAIRPERSON GRECO: That  
22 concludes our matters for consideration.

23 Any matters any discussion?

24 MS. MCBETH: Just one more thing.

25 We do plan to reschedule the

1 master plan for land use study session coming  
2 up here. We are hoping for a consensus on  
3 that in the next few days. Once we do that,  
4 we will announce that again to a number of  
5 members of the public who would be interested  
6 in coming out to that study session.

7 CHAIRPERSON GRECO: Thank you,  
8 Ms. McBeth.

9 Any supplemental issues?

10 MR. GIACOPETTI: One note. I  
11 think during the public hearing for the  
12 Ivanhoe project, Beacon Hill, there were a  
13 few more correspondence received. I have  
14 copies here, a letter of support from  
15 Community Choice.

16 MR. LYNCH: Right.

17 MR. GIACOPETTI: For the record,  
18 there is a letter of support from Community  
19 Choice. There is a letter of letter from  
20 A-e-c-o-m, concerning the traffic impact  
21 study. And a letter from Fleis &  
22 Vandenbrink, also about the traffic impact  
23 study, just for the record.

24 CHAIRPERSON GRECO: Thank you,  
25 Member Giacopetti.

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That brings us to our next audience participation. If anyone like to address the Planning Commission, seeing no one.

Like a motion to adjourn.

MR. LYNCH: Motion to adjourn.

MR. GIACOPETTI: Second.

CHAIRPERSON GRECO: Motion by Member Lynch, second by Member Giacopetti. All in favor.

THE BOARD: Aye.

(The meeting was adjourned at 9:00 p.m.)

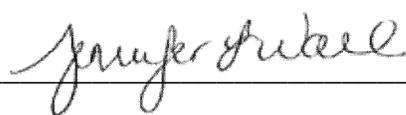
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1 STATE OF MICHIGAN )  
 2 ) ss.  
 3 COUNTY OF OAKLAND )

4 I, Jennifer L. Wall, Notary Public within and for the  
 5 County of Oakland, State of Michigan, do hereby certify that the  
 6 witness whose attached deposition was taken before me in the  
 7 above entitled matter was by me duly sworn at the aforementioned  
 8 time and place; that the testimony given by said witness was  
 9 stenographically recorded in the presence of said witness and  
 10 afterward transcribed by computer under my personal supervision,  
 11 and that the said deposition is a full, true and correct  
 12 transcript of the testimony given by the witness.

13 I further certify that I am not connected by blood or  
 14 marriage with any of the parties or their attorneys, and that I  
 15 am not an employee of either of them, nor financially interested  
 16 in the action.

17 IN WITNESS THEREOF, I have hereunto set my hand at the  
 18 City of Walled Lake, County of Oakland, State of Michigan, this  
 19 19th day of May 2016.

20  
 21  
 22 



23 Jennifer L. Wall CSR-4183  
 24 Oakland County, Michigan  
 25 My Commission Expires 11/12/15