

# MEMORANDUM



**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** BARBARA MCBETH, AICP, CITY PLANNER  
**SUBJECT:** JSP 17-13 GRIFFIN FUNERAL HOME:  
FINAL SITE PLAN EXTENSION  
**DATE:** JUNE 1, 2020

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The subject property is located on the southwest corner of Beck Road and Eleven Mile Road, in the Residential Acreage (RA) zoning district. The applicant received Preliminary Site Plan approval for a funeral home on the 3.93 acre parcel. A Special Land Use Permit is required to permit a funeral home in residential districts. The Planning Commission approved the Preliminary Site Plan, Special Land Use, and Storm Water Management Plan at the June 14, 2017 meeting. The applicant submitted the Final Site Plan for administrative approval, which was granted on July 12, 2018. Final Site Plan approval is valid for two years.

The time limit for site plan approvals as set forth in subpart 6.1.6.A, may be extended by the body which approved the Preliminary Site Plan, subject to a number of conditions, including the following as provided in Section 6.1.7.F of the Zoning Ordinance (emphasis added):

*It is the burden of the applicant to show good cause for the granting of the requested extension. The body which approved the preliminary site plan shall consider the following factors in its determination of whether good cause exists:*

- i. The applicant has demonstrated that needed utility services have been delayed;*
- ii. The applicant has demonstrated that technical reviews of the final site plan have raised unforeseen development problems;*
- iii. The applicant has demonstrated that unforeseen economic events or conditions have caused delays;*
- iv. The approved plan to be extended is in compliance with all current site plan criteria and current ordinances, laws, codes and regulations;*
- v. There is no pending zoning ordinance which would substantially change the requirements of the approved plan.*

The applicant provided the attached letter indicating that extension is requested "due to the current national pandemic that has engulfed our nation. Along with City and National Government, the building business, banking and funeral industry have been drastically impacted."

If approved by the Planning Commission, the Final Site Plan approval will be effective until July 12, 2021. The Zoning Ordinance allows for up to three, one-year extensions of Preliminary and Final Site Plan approval.

At this time, the Planning staff is not aware of any changes to the ordinances, or surrounding land uses, which would adversely affect the approval of the requested extension for one year. Approval of the extension of Final Site Plan and Special Land Use is recommended.

Attached for reference are the following:

1. Letter of request for extension dated May 15, 2020 from David G. Griffin
2. A copy of approved Final Site Plan.
3. Action Summary from June 14, 2017 Planning Commission meeting
4. Minutes from June 14, 2017 Planning Commission meeting

# GRIFFIN

L.J. GRIFFIN FUNERAL HOME, INC.

May 15, 2020

City of Novi Community Development  
Attention: Charles Boulard/ Madeline Kopko  
45715 Ten Mile Rd.  
Novi, Michigan 48375

Regarding: One Year Construction Extension.  
Proposed Building/Griffin Funeral Home  
25901 Beck Rd.

Dear Charles Boulard/ Madeline Kopko:

Please allow this letter to serve as an extension for the construction of the L.J. Griffin Funeral Home, Novi Chapel, located at 25901 Beck Rd., for one additional year.

This request is made due to the current national pandemic that has engulfed our nation. Along with City and National Government, the building, business, banking and funeral industry have been drastically impacted.

Our family looks forward in joining the Novi Community. Please call if you have additional questions to facilitate this request and stay safe.



David G. Griffin  
734-522-9400

*"Service-A Family Tradition"*

7707 Middlebelt Rd.  
Westland, MI 48185  
(734) 522-9400

42600 Ford Rd.  
Canton, MI 48187  
(734) 981-1700

8809 Wayne Rd.  
Livonia, MI 48150  
(734) 522-6200

*Northrop-Sassaman Chapel*  
19091 Northville Rd.  
Northville, MI 48168  
(248) 348-1233

*Keehn-Griffin*  
706 W. Main Street  
Brighton, MI 48116  
(810) 229-9871



# FINAL SITE PLAN FOR

# GRIFFIN FUNERAL HOME

## SECTION 20, NOVI, MICHIGAN

### JSP 17-0013



**SITE DATA:**

ZONED:	R-A
GROSS SITE AREA:	171,190.80 S.F. (3.93 ACRES)
GROSS BUILDING AREA:	12,176 S.F.
USABLE BUILDING AREA:	6,310 S.F.
LOT COVERAGE ALLOWED:	25%
LOT COVERAGE PROPOSED:	7.1%
BUILDING HEIGHT:	21'- 6" / 1 STORY
BUILDING SETBACK:	75' FRONT
PARKING SETBACK:	20' REAR AND SIDES

**PARKING SCHEDULE**

**PARKING SPACES REQUIRED**

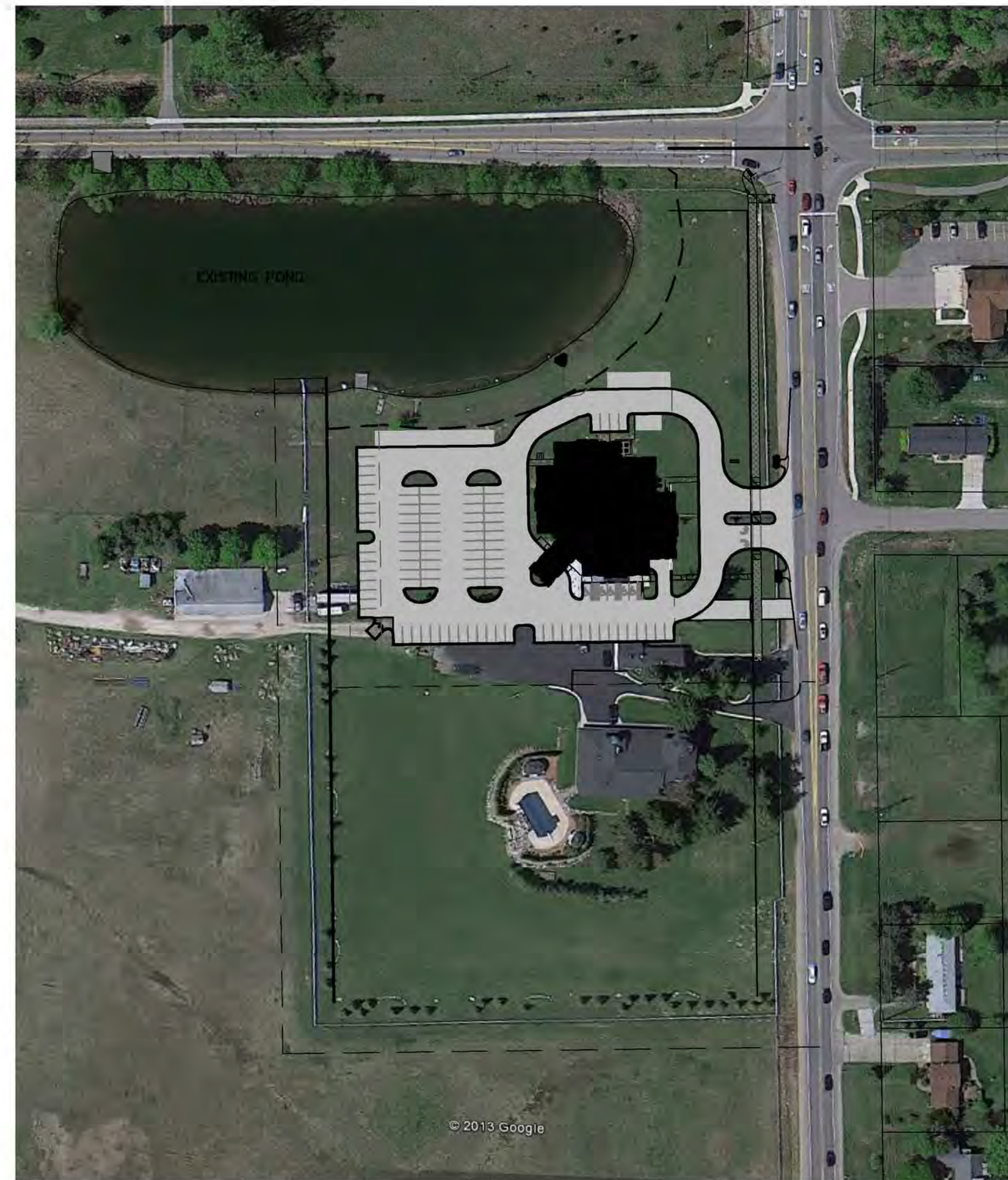
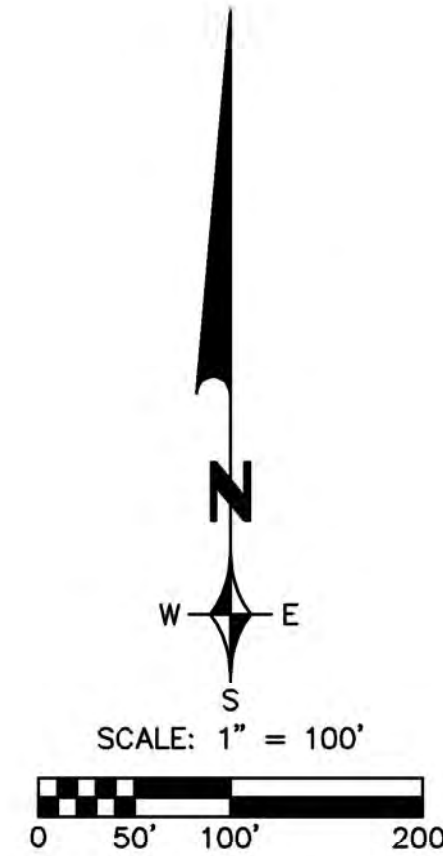
1 SPACE FOR EACH 50 SQUARE FEET OF USEABLE FLOOR AREA:  
 USEABLE FLOOR AREA (LESS THE LOBBY AREA) 6,030 S.F. / 50 = 121 SPACES

**PARKING SPACES PROVIDED**

STANDARD	93
BARRIER FREE (INCLUDES 2 VAN ACCESSIBLE SPACE)	5
BANKED	23
TOTAL	121 SPACES

**BICYCLE PARKING SPACES PROVIDED**

HOOPS	2
TOTAL	4 SPACES



**SHEET INDEX:**

**CIVIL ENGINEERING**

- COVER
- CE-1 EXISTING CONDITIONS
- CE-2 SITE PREPARATION PLAN
- CE-3 PAVING AND DIMENSION PLAN
- CE-3.1 BANKED PAVING AND DIMENSION PLAN
- CE-4 GRADING PLAN
- CE-4.1 GRADING DETAILS
- CE-5 STORM SEWER PLAN
- CE-6 SANITARY AND WATERMAIN PLAN
- CE-7 UTILITY PROFILES
- CE-8 STORMWATER MANAGEMENT PLAN
- CE-8.1 STORMWATER OUTLET PLAN
- CE-8.2 STORMWATER MANAGEMENT DETAILS
- CE-9 STORM SEWER DRAINAGE AREAS
- CE-10 EROSION CONTROL PLAN
- CE-10.1 EROSION CONTROL MAINTENANCE SCHEDULES
- CE-11 CONSTRUCTION NOTES AND DETAILS
- CE-12 SIDEWALK RAMP DETAILS
- CE-13 CITY OF NOVI SANITARY SEWER DETAILS
- CE-14 CITY OF NOVI SANITARY SEWER DETAILS
- CE-15 CITY OF NOVI SANITARY SEWER DETAILS
- CE-16 CITY OF NOVI STORM SEWER DETAILS
- CE-17 CITY OF NOVI STORM SEWER DETAILS
- CE-18 CITY OF NOVI WATERMAIN DETAILS
- CE-19 CITY OF NOVI WATERMAIN DETAILS
- CE-20 CITY OF NOVI WATERMAIN DETAILS
- CE-21 CITY OF NOVI WATERMAIN DETAILS
- CE-22 CITY OF NOVI WATERMAIN DETAILS
- CE-23 OCWRC SOIL EROSION DETAILS

**ARCHITECTURE**

- A0.1 USABLE SPACE FLOOR PLAN
- A1.0 PROPOSED FLOOR PLAN
- A2.0 COLOR BOARD
- A3.0 ELEVATIONS
- A3.0 3D VIEWS

**LANDSCAPING**

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- LP-2 FOUNDATION PLANTING PLAN
- LP-3 LANDSCAPE DETAILS

**IRRIGATION**

- L1-1 SITE IRRIGATION PLAN
- L1-2 IRRIGATION DETAILS & NOTES

**SITE LIGHTING**

- E 0.1 NOTES
- E 1.0 SITE PLAN
- E 1.1 PHOTOMETRIC PLAN
- E 1.2 FACADE PHOTOMETRIC PLAN
- E 1.3 FACADE PHOTOMETRIC PLAN
- E 1.4 DETAILS
- E 1.5 DETAILS
- E 1.6 DETAILS

**PROPRIETOR:**

NOVI FUNERAL HOME, L.L.C.  
 7707 MIDDLEBELT RD.  
 WESTLAND, MI 48185  
 (734) 968-9401  
 DAVID GRIFFIN

**ARCHITECT:**

JST ARCHITECTS  
 2919 WELBORN STREET  
 DALLAS, TX 75219  
 (214) 522-4033  
 JACK WARDEN

**CIVIL ENGINEER:**

ZEIMET WOZNAK AND ASSOCIATES  
 55800 GRAND RIVER AVE, SUITE 100  
 NEW HUDSON, MICHIGAN 48165  
 (248) 437-5099  
 JULIAN J. WARGO JR., P.E.

**LANDSCAPE ARCHITECT:**

DEAK PLANNING + DESIGN  
 143 CADYCENTER # 79  
 NORTHVILLE, MI 48167  
 (248) 444-7892  
 STEVE DEAK, RLA

**APPROVED DEVIATIONS TO THE PLAN:**

- A. A. APPROVAL OF UP TO 23 LANDBANK PARKING (121 REQUIRED, 98 PROVIDED, 23 LAND BANKED) DUE TO PLANNING COMMISSIONS FINDING BELOW, WHICH IS HEREBY GRANTED;
  - THE APPLICANT HAS DEMONSTRATED THROUGH SUBSTANTIAL EVIDENCE THAT THE SPECIFIED OCCUPANT AND BUILDING USE WILL REQUIRE LESS PARKING THAN WHAT IS REQUIRED BY THE ZONING ORDINANCE;
  - PARKING WILL NOT OCCUR ON ANY STREET OR DRIVEWAY;
  - PARKING WILL NOT OCCUR ON ANY AREA NOT APPROVED AND DEVELOPED FOR PARKING;
  - PARKING WILL NOT OCCUR ON THAT AREA WHERE PARKING CONSTRUCTION HAS BEEN LANDBANKED UNTIL SUCH TIME AS THAT AREA IS CONSTRUCTED FOR SUCH PARKING;
  - THE REQUESTED PARKING LANDBANKING WILL NOT CREATE TRAFFIC OR CIRCULATION PROBLEMS ON OR OFF SITE; AND
  - THE REQUESTED PARKING LANDBANKING WILL BE CONSISTENT WITH THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE CITY AND THE PURPOSES OF THE ZONING ORDINANCE;
- B. WAIVER FOR ABSENCE OF NOISE IMPACT STATEMENT DUE TO THE NATURE OF USE, WHICH IS HEREBY GRANTED;
- C. LANDSCAPE WAIVER FROM SECTION 5.5.3.B.II AND III TO PERMIT REDUCTION OF REQUIRED HEIGHT FOR BERM ALONG WESTERN PROPERTY LINE (4.5 FEET TO 6 FEET REQUIRED) PROVIDED OPACITY FOR SCREENING IS MET ALONG THE PROPERTY LINE, WHICH IS HEREBY GRANTED;
- D. LANDSCAPE WAIVER FROM SECTION 5.5.3.B.II FOR ABSENCE OF REQUIRED BERM ALONG SOUTHERN PROPERTY, DUE TO APPLICANT'S WRITTEN INTENT THAT THE PROPERTY TO THE SOUTH WILL BE DEVELOPED NON-RESIDENTIAL AND TO RETROFIT THE SITE TO PROVIDE THE REQUIRED BUFFER AND SCREENING IF IT IS DEVELOPED RESIDENTIAL IN FUTURE, WHICH IS HEREBY GRANTED;
- E. LANDSCAPE WAIVER FROM SECTION 5.5.3.E.I.C FOR REDUCTION OF MINIMUM REQUIRED STREET TREES ALONG BECK ROAD (13 REQUIRED, 10 PROVIDED) DUE TO CONFLICTS WITH CORNER CLEARANCE, WHICH IS HEREBY GRANTED;
- F. CITY COUNCIL VARIANCE FROM SECTION 11-256.B OF DESIGN AND CONSTRUCTION STANDARDS MANUAL FOR ABSENCE OF REQUIRED SIDEWALK ALONG ELEVEN MILE ROAD DUE TO PRACTICAL DIFFICULTIES FOR EXTENSION OF SIDEWALK BEYOND THE SITE BOUNDARY, PROVIDED THE APPLICANT PAYS THE CITY THE CURRENT CONSTRUCTION COST OF THE SIDEWALK, AS APPROVED BY THE CITY ENGINEER;

**NOTE:**  
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

**NOTE:** THE OWNER OF THE PROPERTY SHALL REPORT ANY PROPOSED CHANGE IN USE OF OCCUPANCY FOR FURTHER EVALUATION.

**NOTE:** A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FROM THE CITY OF NOVI.

**NOTE:** ROOF TOP EQUIPMENT IS NOT PROPOSED.

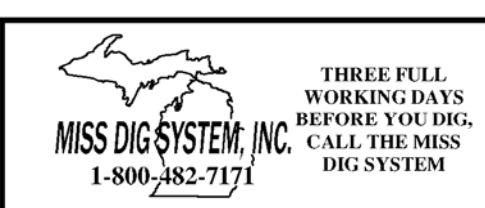
**NOTE:** ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.



*Julian J. Wargo, Jr.*

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY
PSP REVIEW	02/16/17	JJW	FSP SUBMITTAL	10/25/17	JJW						
PSP REVIEW	03/10/17	JJW	FSP SUBMITTAL	12/12/17	JJW						
REV. ENTRANCE	8/22/17	JJW	STAMPING SET	3/2/18	JJW						
CITY REVIEW	9/11/17	JJW									

**ZEIMET WOZNAK & ASSOCIATES**  
 Civil Engineers & Land Surveyors  
 55800 GRAND RIVER AVE., SUITE 100  
 NEW HUDSON, MICHIGAN 48165  
 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwoznak.com



**PROJECT SPONSOR:**  
 NOVI FUNERAL HOME, L.L.C.  
 7707 MIDDLEBELT RD.  
 WESTLAND, MI 48185 (734) 968-9401

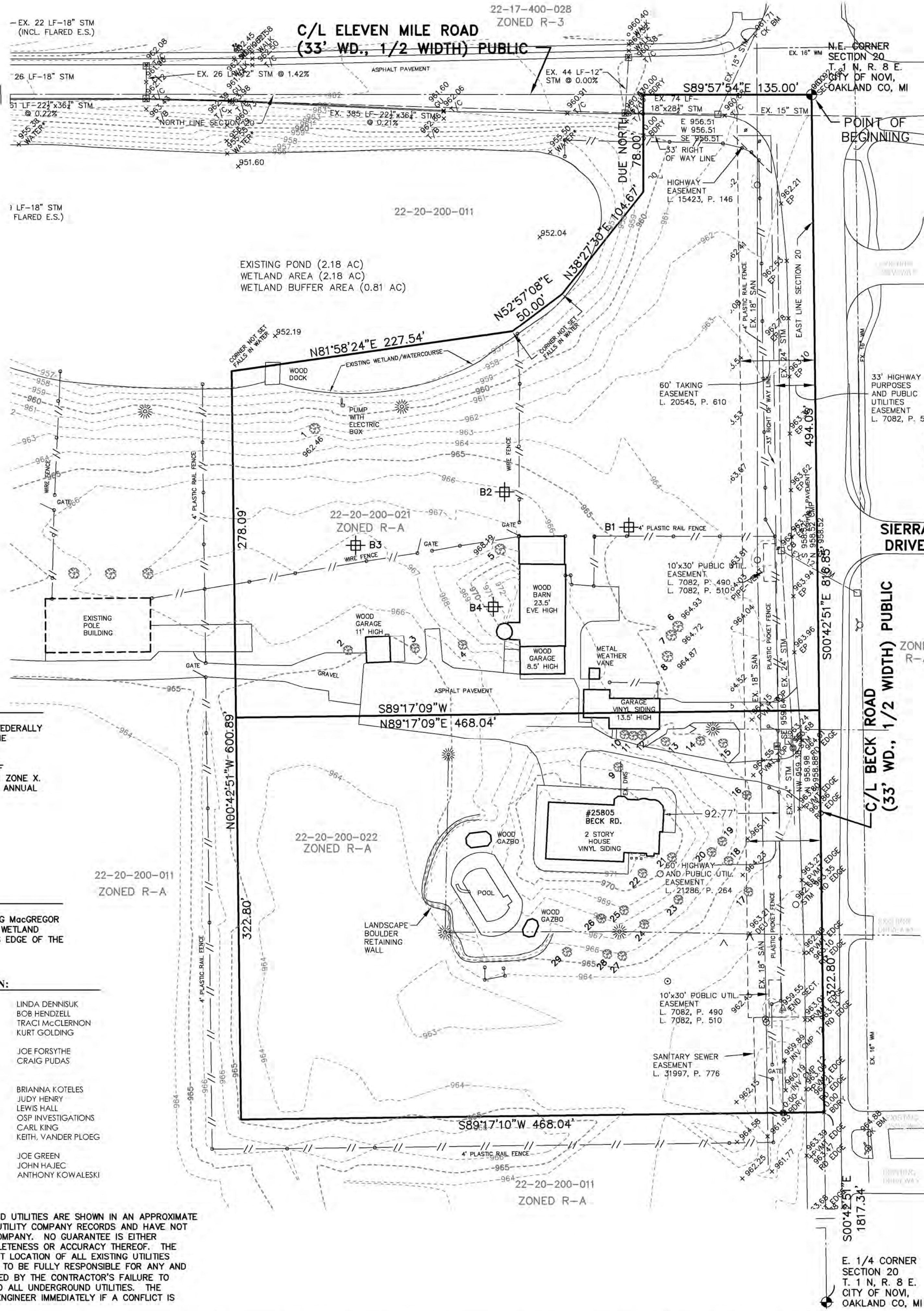
**COVER**  
**GRIFFIN FUNERAL HOME**  
 SECTION 20, NOVI, MICHIGAN

DATE	2-16-17	SCALE	HOR: 1" = 100'
DESIGNED BY	JJW	JOB NO.	16121
DRAWN BY	DAB	SHEET	COVER

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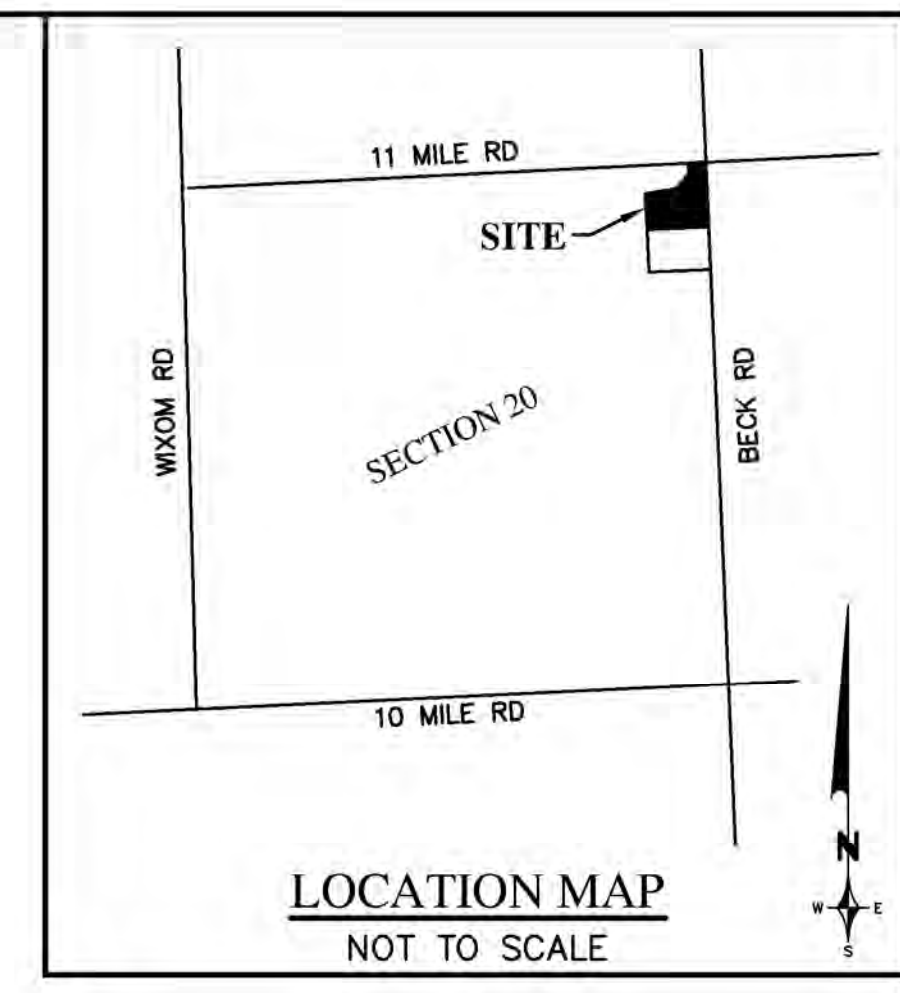
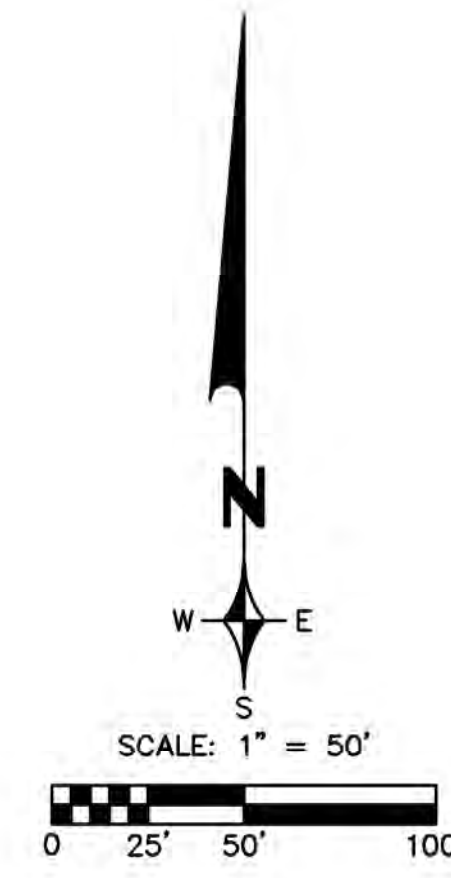


N. 1/4 CORNER SECTION 20 T. 1 N., R. 8 E. CITY OF NOV, OAKLAND CO, MI



EXISTING LEGEND

- MANHOLE
- CATCH BASIN
- ⊙ CLEANOUT
- ⊗ GATE VALVE
- ⊕ HYDRANT
- ⊖ WATER SHUT-OFF
- ⊕ UTILITY POLE
- ⊕ GUY ANCHOR
- ⊕ LIGHT POLE
- ⊕ SIGN
- ⊕ TREE
- ⊕ SECTION CORNER
- FCI FCI, SCI
- FOUND CAPPED IRON
- SET CAPPED IRON
- C.L.F. CHAIN LINK FENCE
- FENCE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC CABLE
- BOUNDARY LINE
- PARCEL LINE
- SECTION LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- T/P TOP OF PAVEMENT
- T/C TOP OF CURB
- B/C BOTTOM OF CURB
- +100.00 SPOT ELEVATION
- ⊕ SOIL BORING



LEGAL DESCRIPTION - PARENT PARCEL (22-20-200-012 FKA)

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 1 NORTH, RANGE 8 EAST, IN THE CITY OF NOV, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20, S. 00°42'51" E. 816.85 FEET ALONG THE EAST LINE OF SAID SECTION, SAID LINE ALSO BEING THE CENTERLINE OF BECK ROAD (33.00 FEET WIDE, 1/2 WIDTH); THENCE S. 89°17'10" W. 468.04 FEET; THENCE N. 00°42'51" W. 600.89 FEET; THENCE N. 81°58'24" E. 227.54 FEET; THENCE N. 52°57'08" E. 50.00 FEET; THENCE N. 38°27'30" E. 104.67 FEET; THENCE DUE NORTH, 78.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION, SAID LINE ALSO BEING THE CENTERLINE OF ELEVEN MILE ROAD (33.00 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID NORTH LINE OF SAID SECTION AND THE CENTERLINE OF ELEVEN MILE ROAD S. 89°57'54" E. 135.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 20. CONTAINING 7.40 ACRES.

LEGAL DESCRIPTION - RESULTANT PARCEL FUNERAL HOME (22-20-200-021)

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 1 NORTH, RANGE 8 EAST, IN THE CITY OF NOV, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20, S. 00°42'51" E. 494.05 FEET ALONG THE EAST LINE OF SAID SECTION, SAID LINE ALSO BEING THE CENTERLINE OF BECK ROAD (33 FEET WIDE, 1/2 WIDTH); THENCE S. 89°17'09" W. 468.04 FEET; THENCE N. 00°42'51" W. 278.09 FEET; THENCE N. 81°58'24" E. 227.54 FEET; THENCE N. 52°57'08" E. 50.00 FEET; THENCE N. 38°27'30" E. 104.67 FEET; THENCE DUE NORTH, 78.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION, SAID LINE ALSO BEING THE CENTERLINE OF ELEVEN MILE ROAD (33.00 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID NORTH LINE OF SAID SECTION AND THE CENTERLINE OF ELEVEN MILE ROAD S. 89°57'54" E. 135.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 20. CONTAINING 3.93 ACRES.

LEGAL DESCRIPTION - RESULTANT PARCEL REMAINING LAND(22-20-200-022)

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 1 NORTH, RANGE 8 EAST, IN THE CITY OF NOV, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, THENCE S. 00°42'51" E. 494.05 FEET ALONG THE EAST LINE OF SAID SECTION, SAID LINE ALSO BEING THE CENTERLINE OF BECK ROAD (33 FEET WIDE, 1/2 WIDTH) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE AND CENTERLINE OF BECK ROAD S. 00°42'51" E. 322.80 FEET; THENCE S. 89°17'10" W. 468.04 FEET; THENCE N. 00°42'51" W. 322.80 FEET; THENCE N. 89°17'09" E. 468.04 FEET TO THE POINT OF BEGINNING. CONTAINING 3.47 ACRES.

FLOODPLAIN NOTE:

SUBJECT SITE DOES NOT FALL WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOODWAY MAP COMMUNITY PANEL No. 26125006077 WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. SUBJECT SITE IS IN ZONE X. DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WETLAND NOTE:

WETLAND IDENTIFIED BY WOODY HELD, KING MacGREGOR ENVIRONMENTAL, INC., DATED 4-9-2014; WETLAND LIMITS ARE COINCIDENTAL TO THE WATERS EDGE OF THE EXISTING POND.

UTILITY CONTACT INFORMATION:

ATT	248-456-8256	LINDA DENNISUK
BRIGHT HOUSE NETWORKS	734-293-1258	BOB HENDZELL
BUCKEYE PARTNERS L.P.	610-904-4475	TRACI McCLERNON
CONSUMERS ENERGY	999-999-9999	KURT GOLDING
CLEAR RATE		
COMMUNICATIONS INC.	269-208-0671	JOE FORSYTHE
COMCAST	248-809-2715	CRAIG PUDAS
DETROIT EDISON INTERNATIONAL	313-235-5632	
TRANSMISSION COMPANY	248-946-3322	BRIANNA KOTELIS
LEVEL 3 COMMUNICATIONS	720-888-2041	JUDY HENRY
LIGHTOWER FIBER NETWORK	585-445-5831	LEWIS HALL
MCI / VERIZON	972-729-6016	OSP INVESTIGATIONS
TDS METROCOM	517-853-3120	CARL KING
U.S. SIGNAL CORP.	616-295-0868	KEITH VANDER PLOEG
WINDSTREAM COMMUNICATIONS	319-790-7510	JOE GREEN
WIDE OPEN WEST	734-237-4319	JOHN HAJEC
XO COMMUNICATIONS	248-784-4427	ANTHONY KOWALESKI

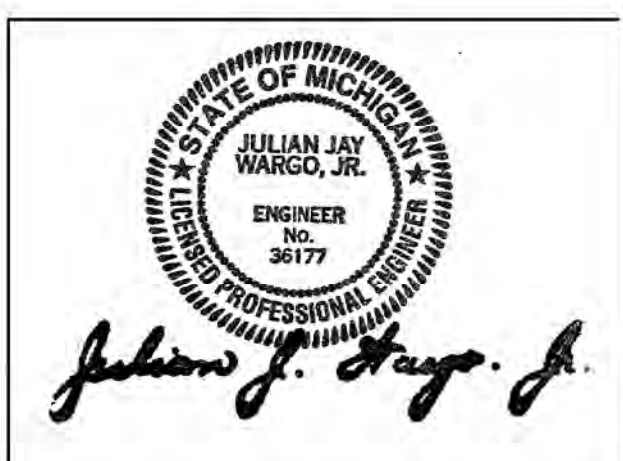
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EXISTING TREES					
Tag	Scientific Name	Common Name	Diameter at Breast Height		Condition
			Trunk 1	Trunk 2	Trunk 3
<b>GRIFIN FUNERAL HOME (NORTH PARCEL)</b>					
1	Acer saccharinum	Silver Maple	12.0		Good
2	Acer saccharum	Sugar Maple	19.0		Good
3	Acer saccharum	Sugar Maple	14.0		Good
4	Malus Floribunda	Japanese Crabapple	10.0	7.0	Good
5	Acer saccharum	Sugar Maple	24.0		Good
6	Picea Pungens	Norway Spruce	35.0		Good
7	Picea Pungens	Norway Spruce	15.0		Good
8	Picea Pungens	Norway Spruce	24.0		Good
<b>OFF-SITE (SOUTH PARCEL)</b>					
9	Picea Pungens	Norway Spruce	34.0		Good
10	Picea Pungens	Norway Spruce	20.0		Good
11	Picea Pungens	Norway Spruce	14.0		Good
12	Picea Pungens	Norway Spruce	14.0		Good
13	Picea Pungens	Norway Spruce	24.0		Good
14	Picea Pungens	Norway Spruce	23.0		Good
15	Picea Pungens	Norway Spruce	24.0		Good
16	Prunus Subhirtella	Dwarf Weeping Cherry	16.0		Good
17	Picea Pungens	Norway Spruce	20.0		Good
18	Pinus Strobus	Eastern White Pine	24.0		Good
19	Pinus Strobus	Eastern White Pine	20.0		Good
20	Pinus Strobus	Eastern White Pine	29.0		Good
21	Picea Pungens	Norway Spruce	16.0		Good
22	Pinus Strobus	Eastern White Pine	23.0		Good
23	Picea Pungens	Norway Spruce	36.0		Good
24	Picea Pungens	Norway Spruce	20.0		Good
25	Picea Pungens	Norway Spruce	23.0		Good
26	Picea Pungens	Norway Spruce	32.0		Good
27	Pinus Strobus	Eastern White Pine	15.0		Good
28	Pinus Strobus	Eastern White Pine	26.0		Good
29	Pinus Strobus	Eastern White Pine	21.0		Good

Condition based on the International Society of Arboriculture Health Ratings, 9th Edition

Excellent:	Trees in this class are judged to be exceptional trees and possess the best qualities of the species. All have excellent form and very minor maintenance problems and are growing in a location which will enable them to achieve full mature shape.
Good:	Trees in this class are judged to be high-quality trees with decent crown shape and little to no dead limbs or insect activity.
Fair:	These trees are in general decent health, which may be brought into better condition with better maintenance. They have few dead limbs, limited insect or disease activity, or slight nutritional deficiencies.
Poor:	Most trees in this group have the following problems: large dead limbs, with as much as one-third (1/3) of the tree already dead; large cavities; drastic deformities; girdling roots; severe disease problems; or restricted growing spaces.
Very Poor:	Trees in this group are extremely weak with irreversible problems such as severe decline in health, structural degradation, lethal disease or insect infestation with no hope for survival. Trees in this group will have to be removed in the near future and may pose hazardous situations.
Dead:	Trees in this group are dead, potentially hazardous and should be removed.

SOILS DATA NOTE:  
SEE SHEET CE-10 FOR SOILS DATA



*Julian J. Wargo, Jr.*

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY
PSP REVIEW	02/16/17	JJW	FSP SUBMITTAL	10/25/17	JJW						
PSP REVIEW	03/10/17	JJW	FSP SUBMITTAL	12/12/17	JJW						
REV. ENTRANCE	8/22/17	JJW	STAMPING SET	3/2/18	JJW						
CITY REVIEW	9/11/17	JJW									

**ZEIMET WOZNAK**  
Civil Engineers & Land Surveyors  
5580 GRAND RIVER AVE., SUITE 100  
NEW HUDSON, MICHIGAN 48165  
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwoznak.com

**MISS DIG SYSTEM, INC.**  
THREE FULL WORKING DAYS BEFORE YOU DIG. CALL THE MISS DIG SYSTEM  
1-800-482-7171

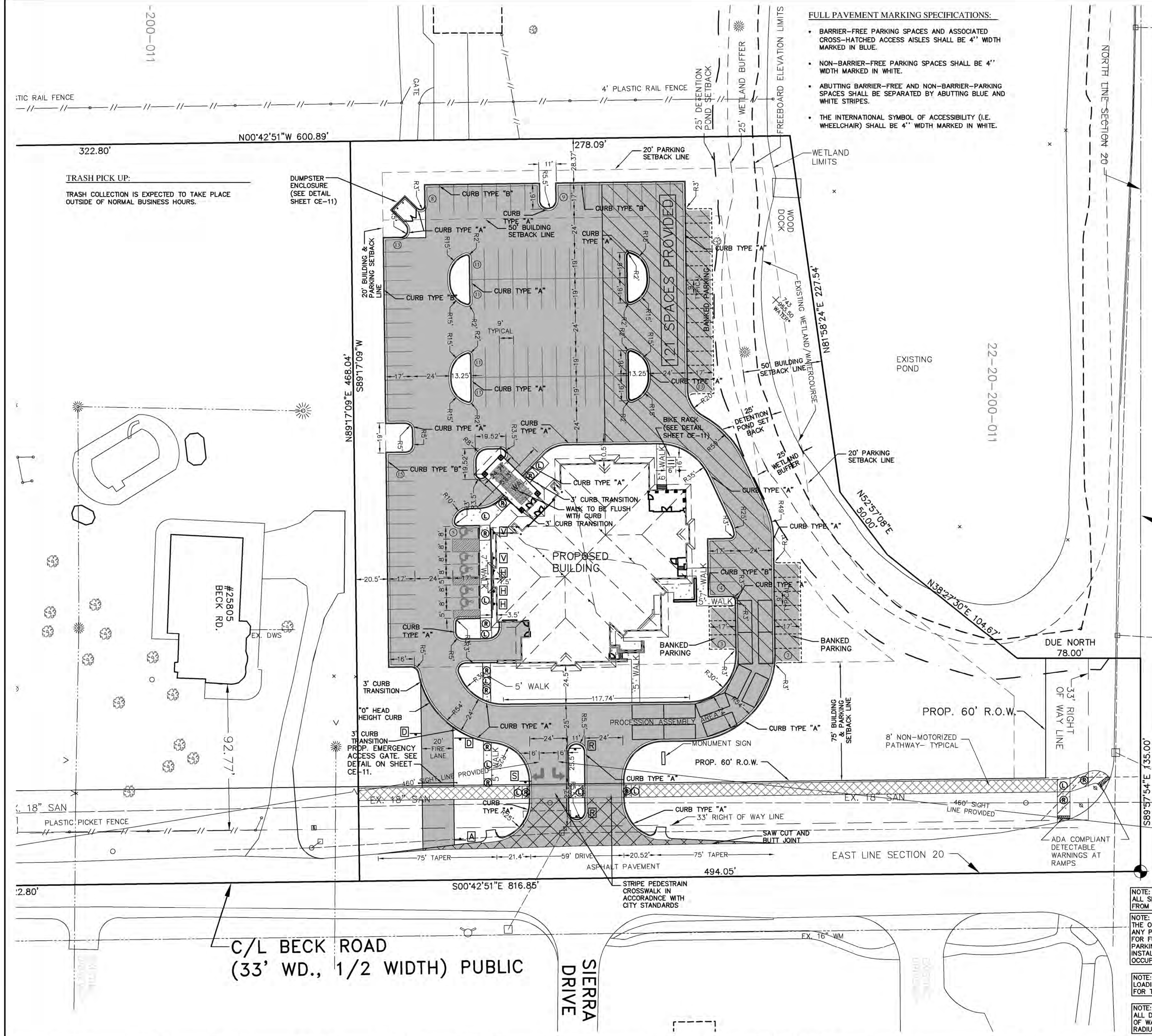
**PROJECT SPONSOR:**  
NOVI FUNERAL HOME, L.L.C.  
7707 MIDDLEBELT RD.  
WESTLAND, MI 48185 (734) 968-9401

**EXISTING CONDITIONS**  
GRIFIN FUNERAL HOME  
SECTION 20, NOV, MICHIGAN

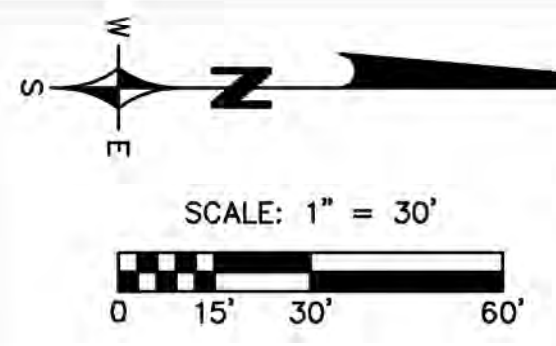
DATE	2-16-17	SCALE	HOR: 1" = 50'
DESIGNED BY	JJW	VER:	1" = N/A
JOB NO.	16121		
DRAWN BY	DAB	SHEET	CE-1



200-011



- FULL PAVEMENT MARKING SPECIFICATIONS:**
- BARRIER-FREE PARKING SPACES AND ASSOCIATED CROSS-HATCHED ACCESS AISLES SHALL BE 4' WIDTH MARKED IN BLUE.
  - NON-BARRIER-FREE PARKING SPACES SHALL BE 4' WIDTH MARKED IN WHITE.
  - ABUTTING BARRIER-FREE AND NON-BARRIER-FREE PARKING SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
  - THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (I.E. WHEELCHAIR) SHALL BE 4' WIDTH MARKED IN WHITE.



- RAMP LEGEND:**
- (L) LANDING
  - (R) RAMP
- NOTE: ALL ADA-COMPLIANT SIDEWALK RAMP SHALL BE CONSTRUCTED PER MDOT DETAIL R-28-J AND CITY OF NOVI STANDARDS. DETECTABLE WARNINGS TO BE INSTALLED AT OWNER'S DIRECTION.

- PAVING LEGEND:**
- 6.0" NON-REINFORCED CONCRETE (MDOT P1-3,500 PSI MIX) WITH 6.0" MDOT 21AA LESTMONE PREPARED SUBGRADE \*
  - PROPOSED NON-MOTORIZED PATHWAY**
    - 1.5" MDOT BITUMINOUS MIXTURE 5E1
    - 2.5" MDOT BITUMINOUS MIXTURE 3C
    - 6.0" MDOT 21AA AGGREGATE BASE COURSE (DENSE-GRADED) COMPACTED TO 95% MAXIMUM UNIT WEIGHT
    - PREPARED SUBGRADE \*
  - PROPOSED BITUMINOUS NON-MOTORIZED PATHWAY**
    - 8.0" CONCRETE (MDOT P1-3,500 PSI MIX) WITH 6X6 W2.9XW2.9 WIRE MESH
    - 4.0" COMPACTED MDOT CL. II SAND
    - PREPARED SUBGRADE \*
  - PROPOSED CONCRETE DUMPSTER PAD**
    - 1.5" MDOT BITUMINOUS MIXTURE 5E1 WEARING COURSE
    - 2.5" MDOT BITUMINOUS MIXTURE 3C LEVELING COURSE
    - 8.0" MDOT 21AA AGGREGATE BASE COURSE (DENSE-GRADED) COMPACTED TO 95% MAXIMUM UNIT WEIGHT
    - PREPARED SUBGRADE \*
  - PROPOSED BITUMINOUS PARKING LOT AND DRIVES**
    - 1.5" MDOT BITUMINOUS MIXTURE 5E1 WEARING COURSE
    - 2.5" MDOT BITUMINOUS MIXTURE 3C LEVELING COURSE
    - 8.0" MDOT 21AA LESTMONE BASE COURSE (DENSE-GRADED) COMPACTED TO 95% MAXIMUM UNIT WEIGHT
    - PREPARED SUBGRADE \*
  - PROPOSED BITUMINOUS PARKING LOT AND DRIVES (WITH LESTMONE BASE)**
    - 1.5" BITUMINOUS MIX HMA 5E1
    - 2.5" BITUMINOUS MIX HMA 3C
    - 10.0" MDOT 21AA AGGREGATE BASE COURSE (DENSE-GRADED) COMPACTED TO 95% MAXIMUM UNIT WEIGHT
    - PREPARED SUBGRADE \*
  - PROPOSED BITUMINOUS BECK ROAD R.O.W.**
    - 4.0" CONCRETE 3,500 PSI MIX
    - 4.0" MDOT 21AA LESTMONE PREPARED SUBGRADE \*
  - PROPOSED WALK (2% MAX CROSS SLOPE)**
    - NOTE: SUBGRADE SHALL BE PREPARED COMPACTED TO 95% MAXIMUM UNIT WEIGHT BEFORE PLACING CURB AND GUTTER AND AGGREGATE BASE IN ACCORDANCE WITH THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER.

C/L ELEVEN MILE ROAD  
(33' WD., 1/2 WIDTH) PUBLIC

C/L BECK ROAD  
(33' WD., 1/2 WIDTH) PUBLIC

**SIGN TABLE**

TYPE	MMUTCD	DESCRIPTION	QUANTITY
STOP SIGN	R1-1	30"x30" OCTAGON WITH WHITE LEGEND & BORDER ON RED BACKGROUND	1
BARRIER	R7-8	12"x18" GREEN LEGEND & BORDER ON WHITE BACKGROUND WITH BLUE WHEELCHAIR SYMBOL AND WORD "ONLY" IN THE WHITE SPACE BELOW THE WHEELCHAIR	5
VAN ACCESSIBLE (PLAQUE)	R7-8P	12"x6" GREEN LEGEND & BORDER ON WHITE BACKGROUND	2
KEEP RIGHT	R4-7	24" X 18" BLACK LEGEND AND BORDER ON WHITE BACKGROUND	2
AUTHORIZED VEHICLES ONLY	R5-11	30" X 24" BLACK LEGEND AND BORDER ON WHITE BACKGROUND	1
DO NOT ENTER	R5-1	30" X 30" ORED SYMBOL WITH WHITE LEGEND	2

- SIGN LEGEND:**
- (S) STOP SIGN (R1-1)
  - (H) BARRIER FREE PARKING (R7-8)
  - (V) BARRIER FREE PARKING (R7-8) WITH VAN ACCESSIBLE (PLAQUE) (R7-8P)
  - (R) KEEP RIGHT (R4-7)
  - (A) AUTHORIZED VEHICLES ONLY (R5-11)
  - (D) DO NOT ENTER (R5-1)

- NOTE: ALL SIGNS ARE TO BE LOCATED AT LEAST TWO FEET FROM THE EDGE OF A CURB OR PEDESTRIAN TRAVEL WAY
- NOTE: THE OWNER OF THE PROPERTY SHALL REPORT ANY PROPOSED CHANGE IN USE OCCUPANCY FOR FURTHER EVALUATION OF LAND BANK PARKING. LAND BANK SPACES MAY BE INSTALLED PRIOR TO CHANGE IN USE OR OCCUPANCY IF DETERMINED.
- NOTE: LOADING SPACES ARE NOT REQUIRED FOR THE PROPOSED USE.
- NOTE: ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALK OR FACE OF BUILDING AS SHOWN. ALL RADIUS DIMENSIONS ARE TO FACE OF CURB.

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY
PSP REVIEW	02/16/17	JJW	CITY REVIEW	9/11/17	JJW						
PSP REVIEW	03/10/17	JJW	FSP SUBMITTAL	10/25/17	JJW						
REV. DRIVE	08/01/17	JJW	FSP SUBMITTAL	12/12/17	JJW						
REV. ENTRANCE	8/22/17	JJW	STAMPING SET	3/2/18	JJW						

**ZEIMET WOZNAK & ASSOCIATES**  
Civil Engineers & Land Surveyors  
5580 GRAND RIVER AVE., SUITE 100  
NEW HUDSON, MICHIGAN 48165  
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

**MISS DIG SYSTEM, INC.**  
THREE FULL WORKING DAYS BEFORE YOU DIG. CALL THE MISS DIG SYSTEM 1-800-482-7171

**PROJECT SPONSOR:**  
NOVI FUNERAL HOME, L.L.C.  
7707 MIDDLEBELT RD.  
WESTLAND, MI 48185 (734) 968-9401

**PAVING AND DIMENSION PLAN**  
GRIFFIN FUNERAL HOME  
SECTION 20, NOVI, MICHIGAN  
SHEET CE-3

STATE OF MICHIGAN  
JULIAN JAY WARGO, JR.  
ENGINEER No. 36177  
*Julian J. Wargo, Jr.*

Z:\Projects\2016\2016\01\DWG\PAVING AND DIMENSION PLAN\_CE-3\_PAVING AND DIMENSION PLAN.dwg CE-3 PAVING AND DIMENSION PLAN 2/23/2018 3:38:10 PM, MSJ:msh







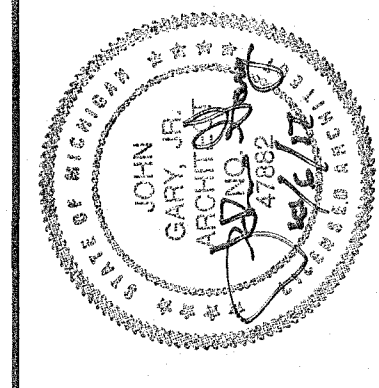




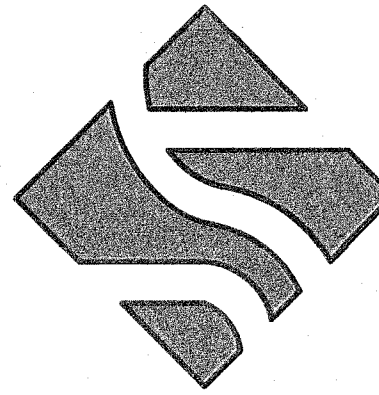




ISSUE DATE:	
1	OCTOBER 6, 2017
2	PERMIT REVIEW
3	OCTOBER 25, 2017
4	FSP Submittal
5	MARCH 2, 2018
6	STAMPING SET
REVISION:	

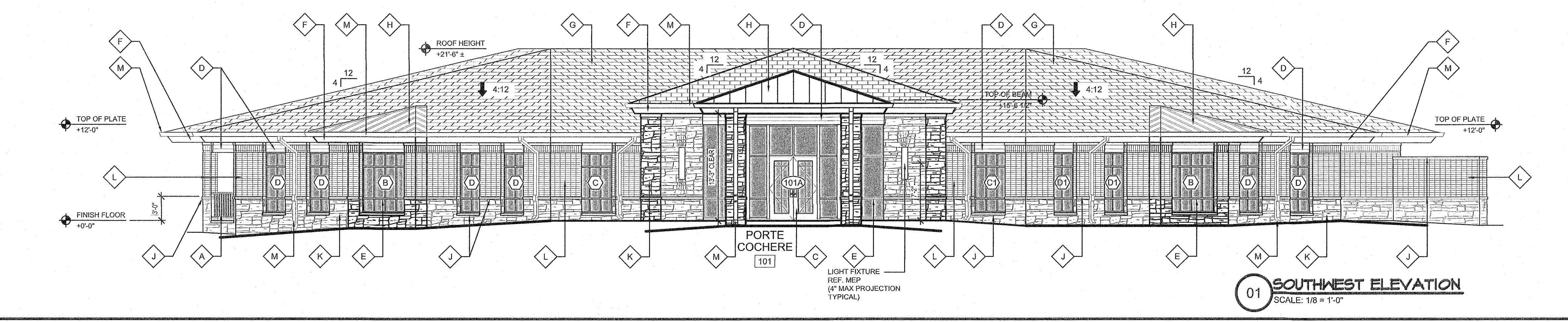
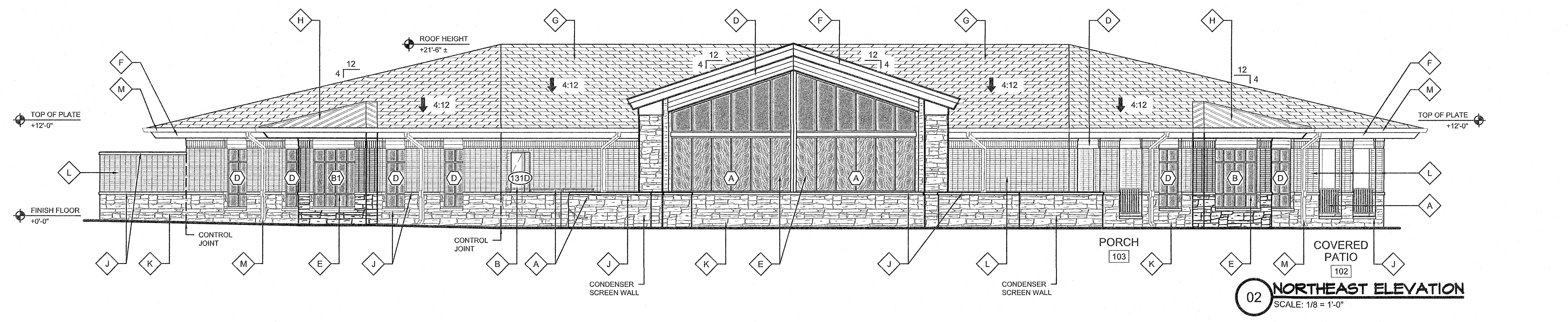
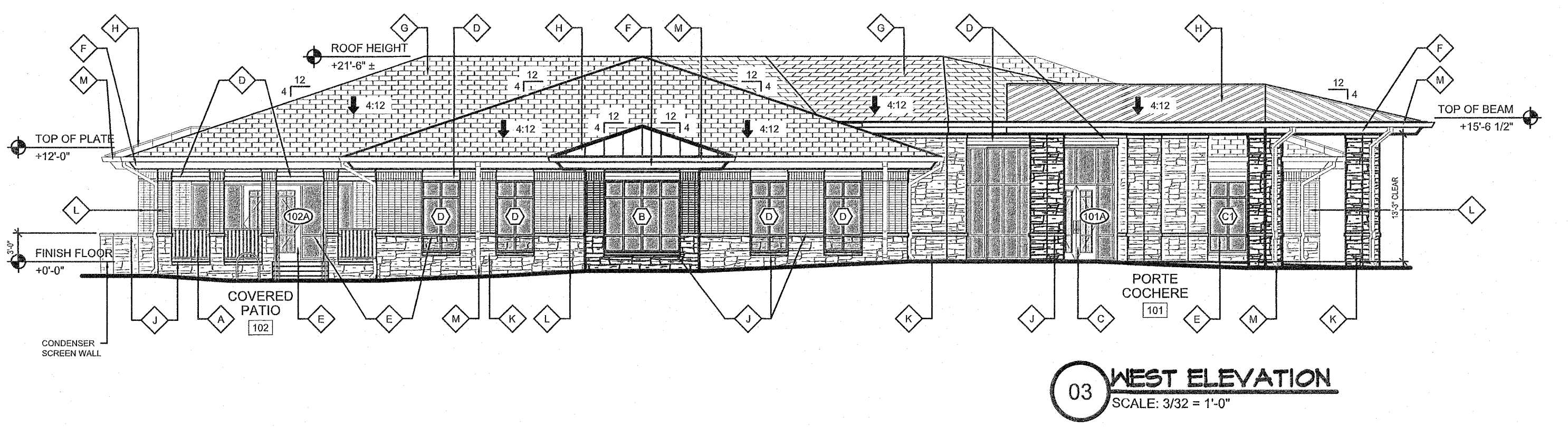
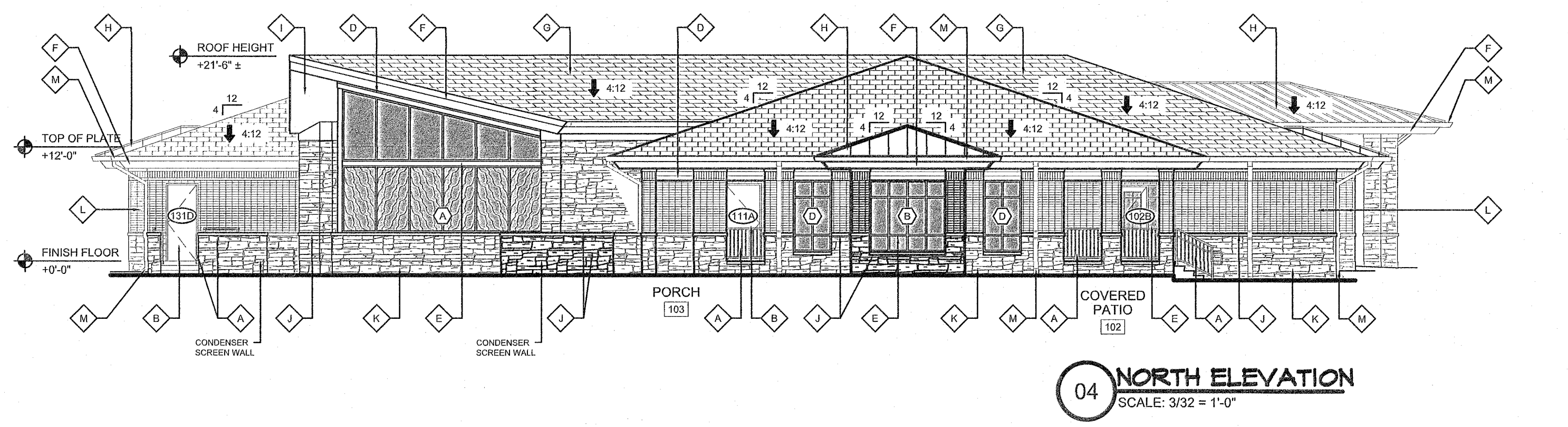
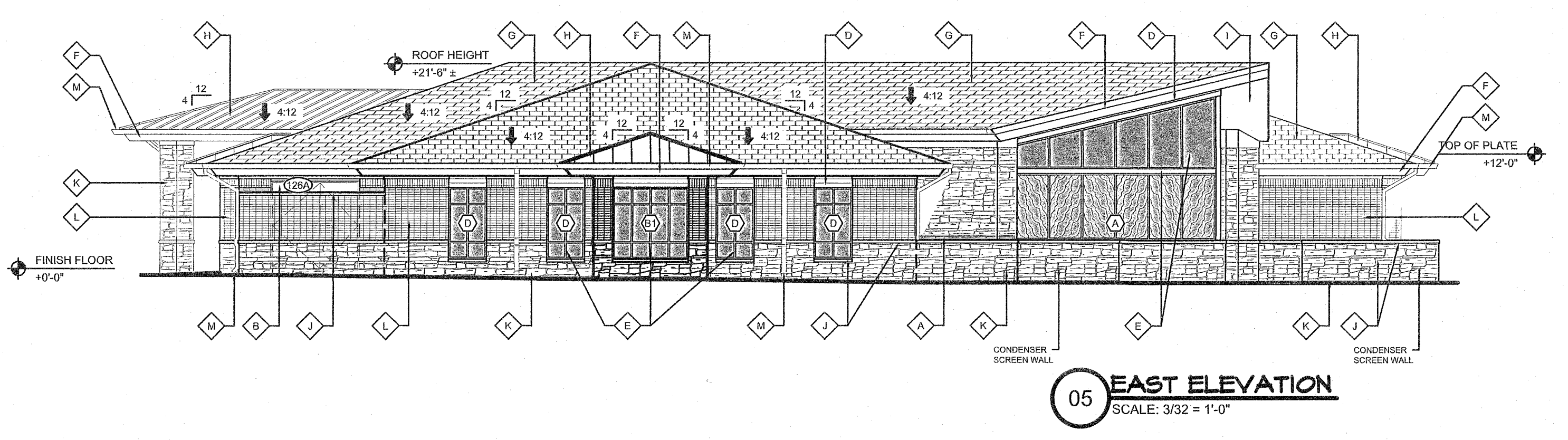
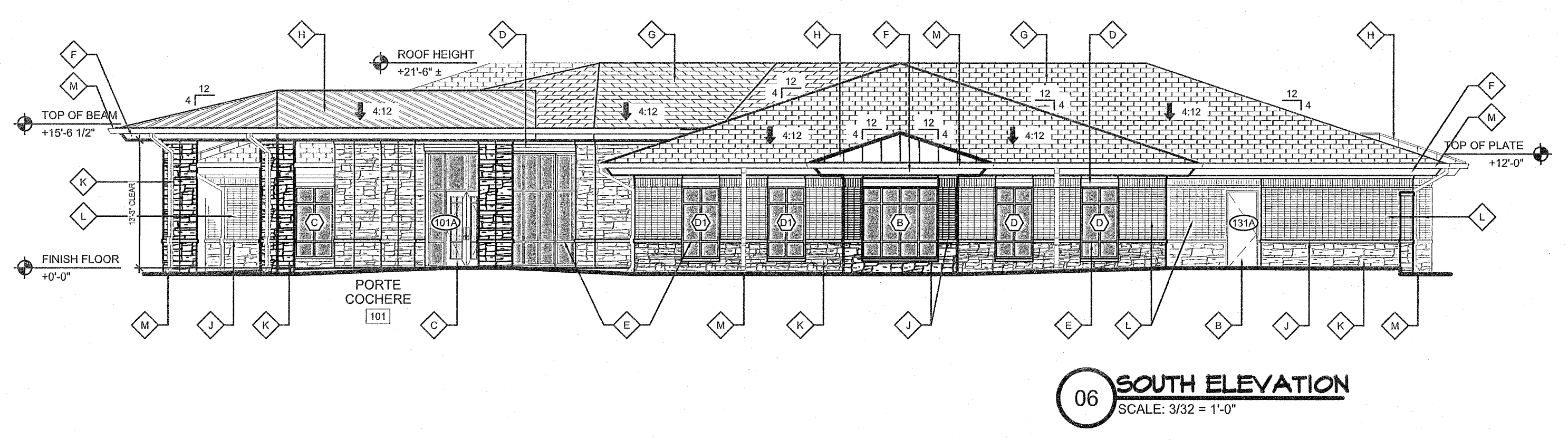


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 © J. STUART TODD, INC.



**NOVI FUNERAL HOME**  
 CONSTRUCTION DOCUMENTS  
 NOV1, MI

SHEET NO.  
**A3.0**  
 JOB NUMBER: 16238



**MATERIAL KEY**

GLASS	PRE-FINISHED SEAMLESS METAL GUTTERS COLOR '11'
BRICK W/ ROWLOCK / SOLDIER COURSE	CAST STONE REF. 02/A1.0
STONE	METAL ROOFING REF. A1.4
PRIMED & PAINTED VENTED CONCRETE BOARD SOFFIT COLOR '13'	ASPHALT SHINGLE REF. A1.4
PRIMED & PAINTED CONCRETE BOARD FRIEZE & FASCIA BOARDS COLOR '11'	METAL CLAD WINDOWS REF. A2.1
FIBERGLAS DOORS REF. A2.1	ANODIZED/PAINTED METAL RAILING REF. A5.2













# PLANNING COMMISSION

## Action Summary

CITY OF NOVI

Regular Meeting

**June 14, 2017 7:00 PM**

Council Chambers | Novi Civic Center | 45175 W. Ten  
Mile (248) 347-0475

### CALL TO ORDER

The meeting was called to order at 7:00 PM.

### ROLL CALL

**Present:** Member Anthony, Member Avdoulos, Member Giacometti, Chair Pehrson, Member Zuchlewski

**Absent:** Member Greco (absent excused), Member Lynch (absent excused)

**Also Present:** Barbara McBeth, City Planner; Tom Schultz, City Attorney; Kirsten Mellem, Planner; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Darcy Rechtiem, Staff Engineer; Maureen Peters, Traffic Consultant

### APPROVAL OF AGENDA

Motion to approve the June 14, 2017 Planning Commission Agenda. *Motion carried 5-0.*

### CONSENT AGENDA - REMOVALS AND APPROVAL

### PUBLIC HEARINGS

#### 1. BOLINGBROKE JSP17-34

Public hearing at the request of Singh Development, LLC for approval of Preliminary Site Plan, Site Condominium, Woodland Permit, and Stormwater Management Plan. The subject property is located in Section 10 at the intersection of Novi and Old Novi Roads, north of 12½ Mile Road and is zoned R-4, [One](#) Family Residential. The applicant is proposing to develop the 19.78 acre parcel to 46 single-family, detached residential site condominiums.

**In the matter of Bolingbroke JSP 17-34, motion to postpone the consideration of the Preliminary Site Plan, Site Condominium, Woodland Permit, and Stormwater Management Plan to the next Planning Commission meeting based on applicant's request.**

*Motion carried 5-0.*

#### 2. TAFT KNOLLS III JSP16-67

Public Hearing at the request of 25150 Taft Road, LLC for Preliminary Site Plan With Open Space Preservation Option, Site Condominium, Wetland Permit, Woodland Permit and Stormwater Management Plan Approval. The Subject Property is located in Section 22, South of Eleven Mile Road and East of Taft Road and is Zoned R-4 (One Family Residential). The applicant is proposing to construct up to 15 unit single-family residential development (Site Condominium) utilizing the Open Space Preservation Option.



In the matter of Taft Knolls III JSP16-67, motion to postpone the consideration of the Preliminary Site Plan with open Space Preservation Option, Site Condominium, Wetland Permit, Woodland Permit, and Stormwater Management Plan to another Planning Commission meeting, to be determined by staff, to evaluate the impacts of recently identified pre-existing easements on the site. *Motion carried 5-0.*

3. **A123 SYSTEMS (fka Fountain Office Park) JSP17-21**

Public Hearing at the request of Etkin, LLC for approval of Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan. The subject parcel is located in Section 15, west of Cabaret Drive and south of Twelve Mile Road and is zoned OST, Planned Office Service Technology. The applicant is proposing to develop the 31.25 acre parcel for two buildings: one office/lab space of 128,936 square feet and the other as assembly building of 53,469 square feet including associated site improvements.

In the matter of A123 Systems JSP17-21, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Planning waiver from Section 5.16 for not providing covered bicycle parking spaces for 25% of the required bicycle parking spaces, which is hereby granted;
- b. Applicant to provide a sidewalk on Twelve Mile Road;
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

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

*Motion carried 5-0.*

In the matter of A123 Systems JSP17-21, motion to approve the Woodland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of A123 Systems JSP17-21, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

## MATTERS FOR CONSIDERATION

1. **GRIFFIN FUNERAL HOME JSP17-13**

Consideration at the request of Novi Funeral Home, LLC for Special Land Use Permit, Preliminary Site Plan, and Stormwater Management Plan Approval. The subject property is located in Section 20, at the southwest corner of Eleven Mile Road and Beck Road and is zoned RA (Residential Acreage). The applicant is proposing to construct a 13,000 sq. ft. building, 98 parking spaces, 23 landbank parking spaces, and associated site improvements for use as a funeral home. A special land use is required for a non-residential use in a residential zoned property.

In the matter of Griffin Funeral Home JSP17-13, motion to approve the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares based on review of the Traffic Study.



- b. The proposed use will not cause any detrimental impact on the capabilities of
- c. public services and facilities as this area was already planned for development;
- d. The proposed use is compatible with the natural features and characteristics of the land because the plan has minor impacts on existing natural features;
- e. The proposed use is compatible with adjacent uses of land because the proposed use conforms to the standards of the district and the requirements of mortuary establishments;
- f. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use the project creates an aesthetically pleasing development, especially in residential areas;
- g. The proposed use will promote the use of land in a socially and economically desirable manner as the proposed use will provide a service needed in the community;
- h. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Griffin Funeral Home JSP17-13, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Approval of up to 23 landbank parking (121 required, 98 provided, 23 land banked) due to Planning Commissions finding below, which is hereby granted;
  - The applicant has demonstrated through substantial evidence that the specified occupant and building use will require less parking than what is required by the Zoning Ordinance;
  - Parking will not occur on any street or driveway;
  - Parking will not occur on any area not approved and developed for parking;
  - Parking will not occur on that area where parking construction has been landbanked until such time as that area is constructed for such parking;
  - The requested parking landbanking will not create traffic or circulation problems on or off site; and
  - The requested parking lankbanking will be consistent with the public health, safety and welfare of the City and the purposes of the Zoning Ordinance;
- b. Waiver for absence of noise impact statement due to the nature of use, which is hereby granted;
- c. Landscape waiver from Section 5.5.3.B.ii and iii to permit reduction of required height for berm along western property line (4.5 feet to 6 feet required) provided opacity for screening is met along the property line, which is hereby granted;
- d. Landscape waiver from Section 5.5.3.B.ii for absence of required berm along southern property, due to applicants written intent that the property to the south will be developed non-residential and to retrofit the site to provide the required buffer and screening if it is developed residential in future, which is hereby granted;
- e. Landscape waiver from section 5.5.3.E.i.c for reduction of minimum required street trees along Beck Road (13 required, 10 provided) due to conflicts with corner clearance, which is hereby granted;
- f. City Council Variance from Section 11-256.b of Design and Construction Standards Manual for absence of required sidewalk along Eleven Mile Road due to practical difficulties for extension of sidewalk beyond the site boundary, provided the applicant pays the city the current construction cost of the sidewalk, as approved by the City Engineer;
- g. The findings of compliance with Ordinance standards in the staff and consultant



review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and

- h. There will be no parking in the streets adjoining residential districts;
- i. The applicant will coordinate the funeral procession timings with Novi School transportation to avoid any conflicts with school bus routes and timings.

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

*Motion carried 5-0.*

In the matter of Griffin Funeral Home JSP17-13, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

**2. BUILDING NO. 2 DRIVE THROUGH AT NOVI TOWN CENTER JSP 17-08**

Consideration at the request of Novi Town Center Investors, LLC for Building No. 2 Drive Through at Novi Town Center JSP 17-08, for Planning Commission's recommendation to the City Council for approval of Special Land Use Permit, Preliminary Site Plan and Storm Water Management Plan. The subject property is zoned Town Center District (TC). It is located in Novi Town Center in Section 14, on the northeast corner of Grand River Avenue and Novi Road. The applicant is proposing to reconstruct the existing parking lot on the south west end of Novi Town Center in order to construct a drive-through lane for a future coffee shop. A 48 square foot addition along with outdoor seating is also proposed. A Special Land Use Permit is required in order to permit Drive-Through restaurants in the TC Town Center District.

In the matter of Building No. 2 Drive Through at Novi Town Center JSP 17-08, motion to recommend approval of the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (based on Traffic review);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (as the proposed use does not increase the usage);
- c. The proposed use is compatible with the natural features and characteristics of the land (because the proposed site plan includes modifications to previously developed land);
- d. The proposed use is compatible with adjacent uses of land (because the proposed use conforms to the standards of the district and the requirements of a Drive-Thru);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (the project fosters a favorable business climate);
- f. The proposed use will promote the use of land in a socially and economically desirable manner (as the proposed use will support and strengthen existing business development);
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

*Motion carried 5-0.*

In the matter of Building No. 2 Drive Through at Novi Town Center JSP 17-08, motion to recommend approval of the Preliminary Site Plan based on and subject to the following:



- a. Waiver to defer the submittal of noise impact statement at the time of tenant occupancy, due to the nature of use, which is hereby granted;
- b. Relocate the dumpster as indicated the revised layout shared via E-mail on May 01, 2017 to avoid conflicts with parking and sanitary sewer easement;
- c. Work with the City's Landscape Architect to propose appropriate planting to achieve the 80 to 90 percent opacity during winter months;
- d. Waiver to allow Queuing analysis in lieu of a Traffic Impact Study, submitted upon recommendation from City's Traffic Consultant, which is hereby granted;
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

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

*Motion carried 5-0.*

In the matter of Building No. 2 Drive Through at Novi Town Center JSP 17-08, motion to recommend approval of the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

*Motion carried 5-0.*

### **3. DRIFTWOOD BAR & GRILL JSP17-07**

Consideration at the request of Theodore Andis for approval of Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 2 at the southeast corner of East Lake Drive and Fourteen Mile Road and is zoned B-3, General Business. The applicant is proposing to expand and upgrade the parking accommodations and to install a 32-seat outdoor seating area on the 1.9 acre combined parcel.

In the matter of Driftwood Bar & Grill, JSP17-07, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Zoning Board of Appeals variance for loading/unloading area less than 515 square feet and within required 30 foot building setback;
- b. Planning Commission waiver to reduce the berm height (3 feet required, 2 feet recommended) along Fourteen Mile Road in order to allow the installation of a sidewalk; which is hereby granted;
- c. Planning Commission waiver to reduce the berm height (3 feet required, 2 feet recommended) along East Lake Drive between the road and parking/detention basin, which is hereby granted;
- d. Planning Commission waiver from the street tree requirements along both frontages because this is an existing non-conforming site that has limited space and the installation of street trees is impractical; which is hereby granted;
- e. Planning Commission waiver along Fourteen Mile Road to reduce large trees (11 required; 7 recommended) and subcanopy tree (18 required; 10 recommended) requirements due to space availability and clear vision zones, which is hereby granted;
- f. Planning Commission waiver along East Lake Drive to reduce large trees (6 required; 4 recommended) and subcanopy tree (9 required; 6 recommended) requirements due to space availability and clear vision zones, which is hereby granted;
- g. Planning Commission waiver for parking lot interior trees (20 required; 8 recommended) due to space availability, which is hereby granted;
- h. Planning Commission waiver for parking lot perimeter trees (12 required; 7 provided) and to



space trees better along edge of parking lot, but closer to edge and not providing perimeter trees along Fourteen Mile Road or East Lake Road because of space availability, which is hereby granted;

- i. Planning Commission waiver for foundation landscaping because it cannot be placed around the building due to asphalt paving so remaining landscaping may be placed elsewhere if documented and approved by the Landscape Architect, which is hereby granted;
- j. Planning Commission waiver for wooden fence screening the loading zone due to lack of space and available sunlight on north side of building for any plantings, which is hereby granted;
- k. Applicant to provide landscape berm between business and residential on the south parcel lot line;
- l. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Driftwood Bar & Grill, JSP17-07, motion to approve the Stormwater Management Plan, subject to the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

#### 4. APPROVAL OF THE APRIL 19, 2017 PLANNING COMMISSION MINUTES

Motion to approve the April 19, 2017 Planning Commission Minutes.  
*Motion carried 5-0.*

#### ADJOURNMENT

The meeting adjourned at 9:10 p.m.

*\*Actual language of the motions subject to review.*



REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

June 14, 2017

Proceedings taken in the matter of the PLANNING  
COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi,  
Michigan, on Wednesday, June 14, 2017

BOARD MEMBERS

Mark Pehrson, Chairperson

Robert Giacometti

John Avdoulos

Tony Anthony

Ted Zuchlewski

ALSO PRESENT: Sri Komaragiri, City Planner,  
Barbara McBeth, City Planner, Kirsten Mellem, City Planner.  
Rick Meader, Landscape Architect, Thomas Schultz, City Attorney,  
Darcie Reichiten, Engineer.

Certified Shorthand Reporter: Jennifer L. Wall



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Novi, Michigan.

Wednesday, June 14, 2017

7:00 p.m.

\*\* \*\* \*

CHAIRPERSON PEHRSON: I would like to call to order the June 14th, 2017 regular meeting of the Planning Commission. Sri?

MS. KOMARAGIRI: Member Anthony.

MR. ANTHONY: Here.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Here.

MS. KOMARAGIRI: Member Giacopetti.

MR. GIACOPETTI: Here.

MS. KOMARAGIRI: Member Greco?

CHAIRPERSON PEHRSON: Absent, excused.

MS. KOMARAGIRI: Member Lynch?

CHAIRPERSON PEHRSON: Absent, excused.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Here.



1 MS. KOMARAGIRI: Member  
2 Zuchlewski?

3 MR. ZUCHLEWSKI: Here.

4 CHAIRPERSON PEHRSON: With that,  
5 if we could stand for the Pledge of  
6 Allegiance.

7 (Pledge recited.)

8 CHAIRPERSON PEHRSON: Look for a  
9 motion to approve the agenda or modify  
10 thereof.

11 MR. GIACOPETTI: Motion to  
12 approve the agenda.

13 MR. ANTHONY: Second.

14 CHAIRPERSON PEHRSON: We have a  
15 motion and a second, any comments? All those  
16 in favor say aye.

17 THE BOARD: Aye.

18 CHAIRPERSON PEHRSON: We have an  
19 agenda.

20 Come to our first audience  
21 participation. We have three public  
22 hearings. If there is anyone in the audience  
23 that wishes to address the Planning



1 Commission on something other than one of  
2 three public hearings, please step forward at  
3 this time, you will have three minutes to  
4 express your concerns.

5 AUDIENCE PARTICIPANT: Thank you  
6 for this opportunity. My name is  
7 Dr. Charlene Babcock McHugh. I wanted to  
8 comment on the funeral home plans for Eleven  
9 Mile and Beck.

10 I just want to make several  
11 points. The first point I want to make is  
12 realtor.com, which is an independent  
13 objective analysis of impact of different  
14 types of businesses and homes around the area  
15 has determined that there was a 6.5 percent  
16 reduction in property values.

17 Now, given that the average  
18 property values in the area is about  
19 \$300,000, that's about a \$20,000 reduction in  
20 property values. If you think about a  
21 \$500,000 home, it's about \$32,000 reduction  
22 of property values. That is substantial. I  
23 also want to make the point that there is no



1 hardship, there is no reason that the funeral  
2 home needs to be put at that location. There  
3 is ample real estate north of Eleven Mile,  
4 that's not residential, that you could put  
5 it. There is no hardship reason that have  
6 the homeowners suffer because of a funeral  
7 home has to go there.

8 I also want to make the point,  
9 at the last meeting, one of the council  
10 members, the board members, made the point  
11 that it's better than a strip mall.

12 Well, that area is zoned  
13 residential. It's still better to be  
14 residential than a strip mall or a funeral  
15 home.

16 So that point was mute,  
17 although we we weren't allowed to make a  
18 comment, I know the funeral home came up and  
19 made a speel about how wonderful their family  
20 is. I am sure they are wonderful, that's  
21 totally irrelevant.

22 The point is, is that a funeral  
23 home is still not the same as a strip mall.



1           It's not the same as residential.  
2           Residential is still ideal in that location.

3                         Four of the five of the board  
4           members commented about the master plan,  
5           about keeping commercial endeavors north of  
6           Eleven Mile.

7                         And I want to reinforce how  
8           important I support that opinion. I think  
9           once you start to have residential go south  
10          of Eleven Mile, you kind of open Pandora's  
11          box. I think that those consequences will be  
12          far reaching beyond the life span of your  
13          service as a zoning board member. It  
14          certainly goes against what you describe as  
15          the master plan.

16                        I am a physician, emergency  
17          medicine. I graduated from the University of  
18          Michigan, with a degree before that and a  
19          masters of biostatistics. I know that they  
20          said there was a traffic study that was done,  
21          that said there would be no impact on the  
22          traffic.

23                        Well, I have to tell you, from



1 the science perspective, I really hope you  
2 totally disregard that. Any study that is  
3 done and supported by somebody who has an  
4 invested interest in the outcome, the results  
5 are biased. You can't rely on that. There  
6 is no way that you can say that because the  
7 funeral home did a study on traffic that  
8 there is no problem, that that's reality.  
9 And I think back that up with lots of studies  
10 if you want to, but I don't want to bore you  
11 because I only have three minutes.

12 CHAIRPERSON PEHRSON: Your time  
13 is up, if you could summarize, please.

14 AUDIENCE PARTICIPANT: Yes, I can  
15 summarize. The parking issue has not been  
16 addressed. The decrease in the homeowner's  
17 cost of 6.5 percent reduction of homeowners,  
18 and the traffic study which is not valid.

19 Finally, I trust that the board  
20 members will stay to the main plan of not  
21 keeping commercial study -- commercial  
22 endeavors south of Eleven Mile. Thank you  
23 for your time.

1 CHAIRPERSON PEHRSON: Thank you.

2 Anyone else?

3 AUDIENCE PARTICIPANT: I would  
4 like to address the funeral home as well.

5 CHAIRPERSON PEHRSON: Please  
6 state your name.

7 AUDIENCE PARTICIPANT: I'm Chris  
8 Wigowski. I live in Pioneer Meadows. I  
9 would graciously ask you to vote no on this  
10 matter. If I mention a point that's already  
11 been brought up, just take it as a  
12 reiteration. First and foremost, I would  
13 like to say there is no doubt in my mind that  
14 the integrity of the Griffin family or the  
15 cleanliness and upkeep of the facilities,  
16 with that being said, there are many  
17 locations on Grand River or Twelve Mile that  
18 would better suit this establishment, in my  
19 opinion.

20 North of Eleven Mile has been  
21 forever and should be the baseline of  
22 commercial business. This funeral home, in  
23 my opinion, would bring a cosmetically gross







1 parking on Beck or Eleven Mile, all overflow  
2 traffic will park in Pioneer Meadows  
3 subdivision, in front of all our houses,  
4 which no one wants. There is not sufficient  
5 parking for this establishment to not have an  
6 overflow at times. I have been at many  
7 funerals, they have multiple viewings at once  
8 with an excess amount of people. The barn  
9 that is on the property is close to being a  
10 historical monument to the city. It is the  
11 most recognizable landmark in the city. Yes,  
12 we all understand that it won't always be  
13 there, but if there is a chance for us to  
14 prolong its destruction, I feel it's our duty  
15 to do so. Yes, we understand that other  
16 things can go on the property that are a  
17 bigger eyesore and headache, however, if that  
18 was the case, and a different proposal was on  
19 the table, we would be back here again hoping  
20 and fighting for the board to consider the  
21 people's opinion and vote no.

22 One last thing I would like you  
23 to consider is property value, as she stated.



1 I will just skip that.

2 Please take into consideration  
3 all my points when voting. Please put  
4 yourself in our shoes not as a resident of  
5 Novi, but as a concerned family of Pioneer  
6 Meadows, directly adjacent to the proposed  
7 establishment. Please take in consideration  
8 the entire communities of Pioneer Meadows and  
9 Novi as a whole having to deal with  
10 concealing high traffic volumes, substantial  
11 decrease in property value, lower morale of  
12 all our children and all around pristine  
13 beauty and close knit family feel of Beck and  
14 Eleven Mile. Please vote no and let us keep  
15 the residential feel for our families.  
16 Please do your duty as a board to do what is  
17 in the best interest of the people and for  
18 the community. Thank you.

19 CHAIRPERSON PEHRSON: Anyone  
20 else?

21 AUDIENCE PARTICIPANT: Hello, my  
22 name is Michael Garvosic. I was also at the  
23 meeting. I am asking you again to deny this



1 special use request from the Griffin Funeral  
2 Home. It was almost unanimous last meeting  
3 from the board members and everybody in the  
4 room that the line of demarcation should be  
5 Eleven Mile. All commercial properties  
6 should be north of Eleven Mile in this area.  
7 For some of the board members who weren't  
8 here, Michael Lynch said it was a bad  
9 precedent for other property changes in Novi  
10 and David Greco said it's not appropriate for  
11 this site and he can't support it.

12 Being a long time Novi  
13 resident, I used to play baseball on the  
14 Bosco family properties. I remember growing  
15 up seeing what this place looked like. I  
16 know that one day progress will come and  
17 times will change. It's something that we  
18 have to get used to, and that's not a problem  
19 from almost everybody in this room, if it's  
20 kept residential. Building a small  
21 subdivision, or a large subdivision, if it  
22 goes all the way down Eleven Mile, is not  
23 what we are concerned about. What we are



1 concerned about is having a 13,000 square  
2 foot building with 100 parking spots in front  
3 of it. That just destroys the corner,  
4 destroys the character.

5 When we look at Novi, we see  
6 O'Brien Sullivan and what's around that.  
7 Lots that are for sale that have been empty  
8 forever. There is a small Safelite auto  
9 glass repair, that's it. Nothing else has  
10 wanted to move into that property. There is  
11 a reason for that. The value is not there to  
12 be next to a funeral home. With that, please  
13 ask you to consider again to deny this  
14 special use permit. Thank you.

15 CHAIRPERSON PEHRSON: Anyone  
16 else.

17 AUDIENCE PARTICIPANT: Hi. My  
18 name is Kelly Michael. I live in Pioneer  
19 Meadows. Most of what I to have say is a  
20 reiteration from all the people and from when  
21 I spoke at the last hearing. What I am  
22 asking from you as a Planning Commission --  
23 let me start over.



1                   You as the Planning Commission  
2                   members have the autonomy to make these  
3                   decisions of approval or rejection. Your job  
4                   in part is to have the citizens of the City  
5                   of Novi's best interest at heart. Meaning  
6                   your decision will benefit the citizens of  
7                   Novi. I personally cannot think of any way a  
8                   13,000 square foot funeral home in a  
9                   residential neighborhood could possibly  
10                  benefit the citizens of Novi. However, I can  
11                  think of many disadvantages this funeral home  
12                  would be bringing to our city and its  
13                  citizens. Some of these reasons many people  
14                  already spoke of, traffic increase, obviously  
15                  I live right there on Beck Road, all day,  
16                  every day, traffic is backed up at that  
17                  light. Doesn't matter if it's 10:00,  
18                  7:00 a.m., 9:00 p.m., the traffic is backed  
19                  up. Obviously, the loss of property value.  
20                  I mean, I don't want the value of my home to  
21                  go down 6.5 percent, neither does anybody  
22                  else in my neighborhood. Also, yeah,  
23                  obviously there is zoned commercial property



1 in tons of other places in Novi. Why in our  
2 residential corner right there, where the  
3 buses drive by every day, our kids play, it's  
4 just -- it doesn't make sense to me why  
5 anybody could approve that.

6 In closing, you folks have the  
7 responsibility and ability to affect the  
8 future of our community, so please do the  
9 right thing by all of our community members  
10 and not pass the approval of this funeral  
11 home being built in our city. Thank you.

12 CHAIRPERSON PEHRSON: Anyone  
13 else.

14 AUDIENCE PARTICIPANT: I'm  
15 McKenzie. I live in Pioneer Meadows. And I  
16 am a fifth grader at Novi Meadows. I have  
17 been a resident in Novi for 11 years. You  
18 are probably thinking why should we listen to  
19 a kid. Well, I live right across the street  
20 from the farm. When I go to and from school,  
21 I pass the farm. It is always so, so pretty.  
22 And it has been my dream to live on a farm.  
23 I now live right across the street from the



1 farm. And I think that it is very -- when I  
2 go to bed, I love watching the sunset over  
3 the barn. If the funeral home is built, I  
4 get to watch the sunset over a bunch of  
5 practically somewhat dead people. Why would  
6 anyone want to live near or across the street  
7 from that. The kids at the new preschool see  
8 the animals. If the funeral home gets put in  
9 a neighborhood, that is sad. Neighborhoods  
10 are for playing with friends and riding  
11 bikes. All funeral homes care mostly about  
12 is making money, not on how kids still feel  
13 driving past every day to and from school.  
14 Please make the right decision and not  
15 approve the funeral home being built in our  
16 neighborhood. Thank you.

17 CHAIRPERSON PEHRSON: Anyone  
18 else?

19 AUDIENCE PARTICIPANT: My name is  
20 Kim Burns. I am from Pioneer Meadows as  
21 well. Again, reiterate all of the previous  
22 discussions. I really want to say we have  
23 elected you as our officials to represent the

1 people, and not necessarily only businesses.  
2 We do move to Novi to take the benefits of  
3 Novi and the values of Novi. And we do  
4 expect that our elected officials will stand  
5 behind the people. If this is not rated as a  
6 commercial property, I am a little unclear as  
7 to why we're pushing so hard to make it a  
8 commercial property in a residential area.

9 Nonetheless, I am not going to  
10 reiterate what everybody said. We elected  
11 you as officials to represent us as the  
12 people. This is my first meeting, and so  
13 far, with everybody coming up here, I have  
14 barely seen anybody pay attention to anything  
15 anybody said. So I hope that you really will  
16 consider what the people are saying and vote  
17 no. Thank you.

18 CHAIRPERSON PEHRSON: Anyone  
19 else?

20 AUDIENCE PARTICIPANT: My name is  
21 Diana Calvin. I have actually lived in  
22 Pioneer Meadows since 1983, and regardless of  
23 the traffic, whether or not keeping



1 commercial properties above Eleven Mile,  
2 there is something majestic about the farm,  
3 and about the barn. And I raised my daughter  
4 in Pioneer Meadows. And I certainly would  
5 love to see other kids get to continue to see  
6 this beautiful piece of property. I think  
7 with Novi, you know, there is a lot of  
8 business, a lot of areas that they could take  
9 their business and keep this farm as a  
10 historical site, as something that kind of  
11 adds, kind of a quaintness to our community  
12 as opposed to having it just all built up and  
13 eventually -- you know, we live in Novi  
14 because we don't want to live in New York  
15 City or in big cities where there is a lot of  
16 businesses that are encroaching on  
17 residential areas. So anyway, I just really  
18 love the farm. And I have always appreciated  
19 the Bosco family for taking good care of it.  
20 Thank you.

21 CHAIRPERSON PEHRSON: Anyone

22 else?

23 AUDIENCE PARTICIPANT: My name is

1 John Garvosic. I am not a resident of  
2 Pioneer Meadows, but Yorkshire Place. I am a  
3 long time resident and have seen many master  
4 plans that the city has put out over these  
5 years. The purpose of the master plan is to  
6 have a development for everybody to know what  
7 is going to be planned, why you buy your  
8 property, where you're going to live, your  
9 access and so forth. And this land is  
10 designated as residential and you're now  
11 trying to change it from people that have  
12 already made decisions before you. If this  
13 goes and that section is commercial, who is  
14 going want to go around that property and  
15 build any residential. There is a number of  
16 residential properties that are being taken  
17 up by South Lyon and people are moving and  
18 they're avoiding Novi. How come if  
19 residential is not being used in this  
20 particular area, what are we doing as a  
21 community that's limiting the value or not  
22 allowing people to move in? The only thing  
23 that we have now like on Beck and Ten Mile is



1 six, \$700,000 homes. We are missing the boat  
2 to take the middle income person to have a  
3 spot to go and live in Novi. So I really  
4 would like you to consider not changing the  
5 zoning and keeping that and allowing the  
6 funeral home to find a different location on  
7 a main road like Twelve Mile or Grand River  
8 which has ample property available. Thank  
9 you.

10 CHAIRPERSON PEHRSON: Anyone  
11 else?

12 AUDIENCE PARTICIPANT: Good  
13 evening. My name is Ann Snowden Miller. I  
14 have lived in Novi since 1962. I was raised  
15 in Pioneer Meadows. I have been in the  
16 Bosco's house, played with the Bosco kids,  
17 went to school with the Bosco kids. And I  
18 appreciate all that they have done for the  
19 community. I love their property. I have  
20 skated on their pond. I chased their cattle  
21 back into their yard when we were little. At  
22 this time, I have moved back into Pioneer  
23 Meadows as an adult in the same home that I

1           grew up in. I came in late tonight, so I  
2           apologize if I reiterate anything that anyone  
3           else has said, however, it took me seven  
4           minutes to get out Pioneer Meadows tonight  
5           because of traffic.

6                         One of the things that I am  
7           concerned with, and I am sure that other  
8           people are concerned with, not only the  
9           traffic, but our property values, you know,  
10          again, the driveway, I wonder where if, this  
11          does pass, and I'm sorry, I hope it doesn't  
12          pass, I am sorry for the people that want to  
13          do business here, we already have a funeral  
14          home in Novi, where would the driveway go? I  
15          am also curious, where would the pond go. I  
16          fished in that pond, I have ice skated on  
17          that pond. I wonder if you're going to put a  
18          building on that property, where would all  
19          that water go. So aside from the traffic and  
20          the property values, I am definitely against  
21          this, and I will really hope that there would  
22          be some way to preserve that property in a  
23          manner that it still is, something natural,



1 something for nature, something for future  
2 generations besides, no pun intended, future  
3 generations for a funeral home. I really  
4 would appreciate, you know, everything taken  
5 into consideration that you vote no. Thank  
6 you.

7 CHAIRPERSON PEHRSON: Thank you.  
8 Anyone else?

9 AUDIENCE PARTICIPANT: My name is  
10 Cindy Lu. I live in Novi for 15 years. And  
11 I think that reason I come to Novi is the  
12 farm house attract me. At Christmastime  
13 always the wreath is there. And I just so  
14 sad to see it go. And I really don't see  
15 just like everybody else that the benefit of  
16 putting 13,000 square feet building in this  
17 location. We have ample space north of Grand  
18 River, north of Eleven Mile. And I don't see  
19 the benefit. I really appreciate this city  
20 and provide this kind of meeting to discuss  
21 it and listen to us, and that's -- think  
22 about back to my country at that time, so I  
23 just want to use this opportunity to express

1 my opinion and hope the city officials will  
2 truly listen. Thanks.

3 CHAIRPERSON PEHRSON: Thank you.  
4 Anyone else. See no one else, we will close  
5 the audience participation.

6 At this point in time, Barb, I  
7 am assuming we will take the yes and no at  
8 the proper time?

9 MS. MCBETH: That's correct.

10 CHAIRPERSON PEHRSON: I don't  
11 believe we have any other correspondence,  
12 committee reports, city planner report,  
13 Ms. McBeth.

14 MS. MCBETH: Thank you. I just  
15 had a brief announcement that the City  
16 Council approved the second reading of the  
17 Zoning Ordinance Text Amendment that related  
18 to the landscape ordinance updates, that Rick  
19 Meader had worked so hard on.

20 So pretty soon the review  
21 letters that you will see coming across your  
22 table will be consistent with the updated  
23 landscape ordinance. Thank you, Mr. Chair.





1 MS. MELLEM: Member Anthony?  
2 MR. ANTHONY: Yes.  
3 MS. MELLEM: Member Avdoulos?  
4 MR. AVDOULOS: Yes.  
5 MS. MELLEM: Motion passes five

6 to zero.

7 CHAIRPERSON PEHRSON: All set.  
8 Thank you. Next on the agenda, matters for  
9 consideration, item number one, Griffin  
10 Funeral Home, JSP17-13.

11 It's a consideration at the  
12 request of Novi Funeral Home, LLC for special  
13 land use permit, preliminary site plan and  
14 storm water management plan approval. The  
15 subject property is located in Section 20 at  
16 the southwest corner of Eleven Mile Road and  
17 Beck and zoned RA residential acreage. The  
18 applicant is proposing to construct a 13,000  
19 square foot building, 98 parking spaces, 23  
20 land bank parking spaces and associated site  
21 improvements for use as a funeral home.  
22 Special land use is required as a  
23 non-residential use in a residential zoned



1 property. Sri. Good evening.

2 MS. KOMARAGIRI: Thank you. As  
3 you recall, the Planning Commission held a  
4 public hearing on April 19 and postponed the  
5 decision for a later time. The decision was  
6 made to allow time for further discussion  
7 between applicant and the staff, given the  
8 comments provided by the Planning Commission  
9 and the residents at that time. The subject  
10 property is zoned residential acreage and the  
11 proposed funeral home is considered a special  
12 land use in the existing RA district, which  
13 is subject to Planning Commission's approval.  
14 The intent of the special land use is to  
15 allow development of service uses to serve  
16 the residential community. In addition to  
17 the RA zoning, the subject parcel also has an  
18 option to be developed using planned suburban  
19 low rise overlay, which allows for  
20 development of other low intensity  
21 non-residential uses, that are typically not  
22 allowed as permitted or as a special land use  
23 under typical RA zoning.

1                   These allowed uses are intended  
2                   to serve as transition uses between  
3                   residential and higher intensity office and  
4                   retail uses. Based on discussions with city  
5                   staff, the applicant is currently requesting  
6                   a special land use approval to propose a  
7                   funeral home at this location. The subject  
8                   property is designated as suburban low rise  
9                   on a future land use map, all properties east  
10                  of Beck and Eleven Mile are zoned and  
11                  designated as residential. Properties west  
12                  of Beck are listed as suburban low rise uses  
13                  to create the buffer between the residential  
14                  uses and the major thoroughfare. The  
15                  property surrounding the subject property is  
16                  zoned residential, but is owned and operated  
17                  by the Novi schools. There are no regulated  
18                  woodlands on the property. They have  
19                  regulated wetlands, which is essentially -- I  
20                  am sorry. There are proposed minor impacts  
21                  to the existing wetlands, which is the pond.  
22                  The applicant is proposing a lot split and is  
23                  developing the northern part with the current



1 request. The applicant is proposing to  
2 construct the 12,176 square feet building  
3 with 98 parking spaces, and associated site  
4 improvements. In addition he is requesting  
5 an approval of 23 land bank parking spaces as  
6 indicated around the site.

7 The number was reached upon --  
8 based on the use and statistics provided from  
9 his current facilities. The site plan also  
10 indicates 12 assembly places. The revised  
11 submittal did not propose any changes to the  
12 site since the Planning Commission saw it  
13 last time. All the staff and consultant  
14 comments and recommendations from April 19  
15 meeting still apply. Revised submittal  
16 included a narrative addressing the factors  
17 listed in Section 6.2C, which are subjected  
18 to the Planning Commission's findings for  
19 approval of special land use request.

20 The planning staff reviewed the  
21 narrative and agrees with the findings of the  
22 report. The review letter is included in the  
23 packet. The traffic study is typically not

1 required for the proposed development per our  
2 standards, however, there were serious  
3 concerns raised at the last public hearing  
4 regarding traffic congestion and possible  
5 conflicts with the school bus routes. In  
6 response, the applicant has submitted a  
7 traffic impact study for your review.

8 Additional information as  
9 requested in the letter was provided this  
10 morning. Based on the review of the first  
11 submittal, a traffic consultant found that  
12 the Griffin Funeral Home is expected to have  
13 minimal impact on traffic and the level of  
14 service is expected to remain the same for  
15 every approach of Eleven Mile and Beck Road.

16 Based on a cursory review of  
17 revised study, our consultant discovered some  
18 methodologies and calculations applied  
19 throughout the study changed considerably  
20 from those that were used in the additional  
21 study provided.

22 Further review is required to  
23 substantiate the previous findings. The



1 funeral services are assumed to not occur  
2 during peak traffic periods, so there is not  
3 enough estimated traffic to warrant the  
4 left-turn lane or left-turn passing lane.  
5 Our traffic consultant, Maureen Peters, is  
6 here to answer any questions you may have in  
7 this regard.

8 The applicant also provided a  
9 letter from Novi schools to Director of  
10 Transportation that lists the bus timings and  
11 the applicant intends to work with the school  
12 to not have any funeral processions at those  
13 times. The narrative included a perspective  
14 that provides a view of the building from  
15 residential properties across Beck Road in  
16 response to a loss of use concerns raised at  
17 the last meeting.

18 The applicant will expand on  
19 this in his presentation. The applicant has  
20 indicated that the proposed 12,000 square  
21 feet is the minimum required for the services  
22 they're providing in Novi, their existing  
23 funeral homes in other communities range from

1 9,500 to 18,000 square feet.

2 Based on the proposed  
3 elevation, it is staff's opinion that the  
4 scale and style of the building does not  
5 appear to deviate from the residential  
6 character of the neighborhood. The proposed  
7 site plan is in conformance with the city  
8 zoning ordinance with few minor deviations as  
9 listed in the motion sheet, which are  
10 supported by staff. All reviews are  
11 recommending approval of special land use and  
12 site plan along with the land bank parking  
13 with additional comments to be addressed at  
14 the time of final site plan.

15 Since the last meeting they  
16 have received considerable public response.  
17 They have received 11 letters in support of  
18 the development and 12 opposed. In addition,  
19 the developer also gathered 11 letters of  
20 support and part of the response letter. All  
21 of the correspondence is included in the  
22 packet. All the public correspondence  
23 received by staff is provided -- printed



1           copies are provided, which are in front of  
2           you.

3                           The Planning Commission is  
4           asked tonight to approve the special land  
5           use, preliminary site plan with land bank  
6           parking and storm water management plan.  
7           Planning Commission is also asked to review  
8           the site plan based on the special land use  
9           considerations and also make a finding for  
10          the adequacy of the proposed assembly spaces.  
11          The applicant, David Griffin is here tonight  
12          with his engineer Andy Wozniak to answer any  
13          questions you may have. And he would also be  
14          making a short presentation. Staff is here  
15          for any questions you have for us. Thank  
16          you.

17                           CHAIRPERSON PEHRSON: Thank you,  
18          Sri. The applicant wish to address the  
19          Planning Commission.

20                           MR. GRIFFIN: Good evening. My  
21          name is David Griffin. And I am very happy  
22          to have the opportunity to address the  
23          Planning Commission again, along with the

1 residents and to ease some of their concerns.

2 To begin with, my name is David  
3 Griffin. With me tonight, I have my brother  
4 Larry, who is also a licensed funeral  
5 director at the funeral home. He is also my  
6 partner. I brought my mom along. Mom is 88  
7 years old. She started the business with my  
8 father in 1954, and she is also a licensed  
9 funeral director. And two other people I  
10 have Andy Wozniak, our engineer, along with  
11 Ernie Essad, our attorney for any legal type  
12 questions that might come up.

13 At this point I would like my  
14 mom to please stand up. Larry would like to  
15 bring her up here. She has a few words. I  
16 am just going to give a short presentation.

17 MS. GRIFFIN: Good evening. I  
18 want to give you just a brief history of our  
19 funeral home. In my 1954, my husband, Larry  
20 and I, with the family support on both sides  
21 of the family, we opened our first funeral  
22 home in Detroit on Plymouth Road. It was  
23 quite difficult at the time and we both took



1 part-time jobs, in addition to what we were  
2 now holding, to make ends meet. My husband  
3 had already become a funeral director, and it  
4 was decided that, I too, should become a  
5 funeral director.

6 So graduating from University  
7 of Detroit, I went back to night school, got  
8 my credits so I could enter Wayne Mortuary  
9 School. Upon graduation from Wayne Mortuary,  
10 I took my state board, served my  
11 apprenticeship and became a licensed funeral  
12 director. In time, the business grew, our  
13 family grew. We had two boys, two girls. At  
14 this time, we are now into the 1960s. And at  
15 that time, we realized that the population  
16 from Detroit was moving out into the suburbs.  
17 So we too decided that it was time for us to  
18 move. We found a location in Westland, our  
19 two boys had come into the funeral business,  
20 and the business then expanded into Canton,  
21 Livonia, and in 2014, we purchased the  
22 Northrop Sassaman funeral home in Northville.  
23 We gutted the building, we received the

1 beautification award from the City of  
2 Northville for two years for what we had  
3 done.

4 I am semi retired. I live  
5 above the funeral home in Westland, and very  
6 proud for what we have done in the past 63  
7 years.

8 It is now our intent to  
9 continue with this service, but not in  
10 building buildings, but in building  
11 traditions of service to the families we  
12 serve. It would be our honor and our  
13 privilege to be able to come into the  
14 beautiful City of Novi and do what we can to  
15 assist the local people and the city itself.  
16 Thank you.

17 CHAIRPERSON PEHRSON: Thank you,  
18 ma'am.

19 MR. GRIFFIN: Thank you. When we  
20 started this project, we wanted to make sure  
21 that we had the right architects for the job.  
22 We contacted a company called JST Architects,  
23 which is located in Dallas, Texas. They are



1 the premier builders and designers of funeral  
2 homes in the nation and they have built over  
3 1,500 funeral homes in the country, helping  
4 with design. The last year we flew them into  
5 Novi, they looked at the site, traveled the  
6 community, went through the neighborhoods,  
7 and I can hope that you can see by the design  
8 that they came up with, it certainly does  
9 have a residential character that compliments  
10 the surrounding communities. We wanted the  
11 best for the Novi community and we hope that  
12 we did this with the design. We just believe  
13 we hit the mark with that.

14 Another concern was the  
15 landscaping. You gave us through the  
16 landscape and the requirements by the  
17 landscape department to come up with a  
18 landscape design that made it very park-like  
19 feeling. The pond, which is also a real neat  
20 feature on the property, gives it more of a  
21 tranquil feeling and it's our intent to put  
22 fountains in the pond and we think it's going  
23 to have a very good effect on the corner of

1           Eleven Mile and Beck. Going into this we  
2           knew that there was not going to be a problem  
3           regarding the parking. However, after  
4           hearing some of the questions from the  
5           neighbors, we are glad to have the  
6           opportunity tonight to address those  
7           concerns.

8                           A traffic impact study was  
9           completed with the recommendation of approval  
10          from your traffic engineers. Some brief  
11          highlights regarding the traffic. The  
12          service on Beck Road will not change for  
13          either a.m. or p.m. on Eleven Mile and Beck.  
14          As rare as processions are, we took a note we  
15          only have four processions out of two of our  
16          funerals homes for the months of January  
17          through April. Most of the processions have  
18          run out -- excuse me, services are run out of  
19          the churches, not out of the funeral homes.

20                          We had the opportunity to talk  
21          to Cindy Valentine, she is the director of  
22          transportation of the Novi Community School  
23          District, her letter is enclosed showing that

1           there was absolutely no conflict between our  
2           hours of operation and the running time of  
3           the school buses.

4                       And finally, we have received  
5           unanimous recommendations of approval and  
6           support from the Novi staff and their  
7           engineers. Several other letters of support  
8           have come from the homeowners, Rick and Bob  
9           Shirock of the Oak Point church, who has  
10          thousands of members attending weekly, Father  
11          George Charmly, was recently retired from St.  
12          James church along with Father Dennis  
13          Thorough at our Lady of Victory in  
14          Northville. A letter was just sent by Father  
15          Elmer that was just received by the city  
16          offices if you could just allow me a moment  
17          to read it.

18                       It was sent to Barbara McBeth.  
19          "Dear Ms. McBeth, I write this letter in  
20          support of the Griffin Funeral Home on Beck  
21          Road and Eleven Mile Road. Based on the  
22          traffic study, the facts, there will be no  
23          access from Eleven Mile, and the nature of



1 the business, I see no negative impact on the  
2 neighborhood, but rather a positive one."

3 This comes from a neighbor who commutes past  
4 there daily. "From the plans I reviewed, I  
5 see the proposed building and business a good  
6 fit for this location."

7 Blair Bowman from the Suburban  
8 Collection Showplace believes it would be a  
9 positive addition to the community, along  
10 with the letters of support from the  
11 Northville Township planner, and the  
12 supervisor of Canton Township. All consent  
13 letters affirming the positive impact that we  
14 have had in those communities.

15 We would like to thank all of  
16 you for the opportunity to address all of you  
17 tonight and knowing that we have the peace of  
18 mind, just like you, who want the best for  
19 Novi. Thank you.

20 CHAIRPERSON PEHRSON: Thank you,  
21 sir. We do have some correspondence. Barb,  
22 do we just want to issue those to the record  
23 or you want the reading of the title and

1 name?

2 MS. MCBETH: We did receive, I  
3 think somebody commented, 11 letters of  
4 support and 12 letters in opposition. Does  
5 it make sense to read the name of the people  
6 who have written these letters at this point  
7 or just put these into the record?

8 MS. KOMARAGIRI: I think some of  
9 the people who shared their letters in  
10 support and denial were hoping to make  
11 sure -- they want the assurance that they  
12 would be read. All the Planning Commission  
13 had a chance to read them as far as the  
14 packet, I think I would leave it up to your  
15 discretion.

16 CHAIRPERSON PEHRSON: Just  
17 briefly summarize.

18 MR. GIACOPETTI: Sure. I was  
19 going through the packet, I believe there is  
20 one letter of support in the bundle of notes.  
21 I think it's actually 12 yes and 11 no. But  
22 I will go through them very quickly.

23 The first letter is a letter of

1 opposition from Charlene McHugh, M.D., I  
2 believe who spoke to us tonight, sighting  
3 property values, traffic on Beck Road, no  
4 compelling reason to change zoning. That a  
5 funeral home is not necessarily better than a  
6 strip mall, no dead people across the street  
7 and that four out of five board members  
8 thought it was important to keep zoning north  
9 of Eleven Mile.

10 The second letter is a letter  
11 of opposition from Dan Richardson, M.D., he  
12 is adamant against the change in the  
13 neighborhood. It would cause horrible  
14 traffic congestion, when a procession takes  
15 place.

16 This is a letter of support  
17 from Michael Allie. He says he feels that  
18 funeral homes often have their busiest time  
19 during the evenings, so it won't be a problem  
20 with traffic and processions tend to happen  
21 between ten and noon, again not a traffic  
22 problem.

23 Letter of opposition from



1 Christina Torossian resident of Asbury Park.  
2 She objects to the change that would allow a  
3 funeral home.

4 Letter of objection from Debbie  
5 Madeja, I apologize if I am mispronouncing  
6 any names in here. She does not agree with  
7 the plans for the funeral home, with the fire  
8 station, retirement facility and the  
9 hospital. She has traffic and parking  
10 concerns.

11 Letter of opposition from Cindy  
12 Lu, she is a long-term resident, she loves  
13 the farm house, she would like to see it  
14 become a landmark of the city.

15 Another letter of opposition  
16 from Allison Dolin. She writes that the  
17 residents have voiced their concerns, and she  
18 is worried about the traffic congestion at  
19 the funeral home at rush hour.

20 A letter from Jerilyn  
21 NicholSEN. She would like to bring to our  
22 attention that the rezone in this area from  
23 residential to commercial, she would prefer

1 to revote on the building, a Novi city  
2 community sports facility here.

3 A letter of opposition from  
4 Cindy Ghannam, she doesn't agree with putting  
5 a funeral home at the corner of Beck and  
6 Eleven, the traffic is already horrible.

7 We have a letter of opposition  
8 from Susan Cocke, it was brought to my  
9 attention, the rezoning on the table for the  
10 funeral home. She moved here in 1984, she  
11 has seen a lot of progress, but unfortunately  
12 Beck Road is not one of those areas and  
13 adding a funeral procession would make it  
14 worse.

15 We have a letter of opposition  
16 from Michelle King. As a resident, business  
17 owner and mother of Novi school students, she  
18 urges us not to rezone the corner of Beck and  
19 Eleven Mile to commercial.

20 And we have a letter of  
21 opposition from Neha Kiru, she and her  
22 spouse, Shankar are opposed to the funeral  
23 home at Beck and Eleven Mile. There is

1 already a lot of traffic.

2                   These are the letters written  
3 in support. First one is from a Karen  
4 Stephenson of Novi. She was a former client,  
5 customer of Griffin Funeral Homes and she  
6 said that the staff provided comfort and take  
7 charge attitude that they needed during a  
8 time in need.

9                   Second letter of support is  
10 from Bob Shirock. He is the pastor of Oak  
11 Point church, as Mr. Griffin referenced in  
12 his letter earlier, in support.

13                   We received a correspondence  
14 from Jim Staschke, he is in favor of the  
15 funeral home being constructed on this site.  
16 He said in general it would generate very  
17 little traffic -- minimal impact on traffic  
18 and would be pleasing to the eye.

19                   We have a letter of support  
20 from Gary Beason. He is a former customer of  
21 Griffin Funeral Home and he received personal  
22 and caring attention from the professional  
23 staff, staff who assisted with everybody



1 detail during the process, including  
2 coordination with the cemetery, the church  
3 and the funeral.

4 We have a correspondence from  
5 Thomas White of Beck Road, Novi. He writes,  
6 I worked with David Griffin and Griffin  
7 Funeral Home extensively last year. David  
8 wanted to purchase my mom's property on Beck  
9 Road just north of Eleven so he could build a  
10 funeral home. He was professional and a  
11 pleasure to deal with. Unfortunately,  
12 because of the wetland setbacks the property  
13 my mother owns was not large enough to  
14 accommodate the facility he wanted to build.  
15 David tried securing the adjoining property  
16 to expand the parcel, but regrettably nothing  
17 worked. In my opinion, David and Griffin  
18 Funeral Home would be a positive addition to  
19 the Novi community.

20 We have a letter from James  
21 Santeiu in support. He describes the  
22 Griffins as pillars of the community and they  
23 would be a value to the city. He references

1 Griffin's rehab of the Northrup Sassaman's  
2 rundown in Northville, and it's a pleasing  
3 and pleasant place to go. Actually two  
4 letters from the gentleman, pretty much say  
5 the same thing.

6 Letters of support from Todd  
7 Gardiner. He's a resident for Novi for 20  
8 years. He recommends the professional  
9 services offered by David Griffin and his  
10 family. Asks us to consider the needs of the  
11 community that would be met by this addition.

12 A letter of support from Thomas  
13 R. Gaffney. He says that in a time of need,  
14 the Griffins were a tremendous comfort. He  
15 hopes to welcome LJ Griffin funeral home to  
16 the Novi community.

17 We have a letter of support  
18 from Michelle McCraith. She believes there  
19 is a real need for a new funeral home. The  
20 location at Beck Road would be a perfect use  
21 for the property rather than another  
22 subdivision.

23 Lastly, we have a letter of

1 support from Father Elmer of Catholic Central  
2 and I believe this letter was previously  
3 read.

4 CHAIRPERSON PEHRSON: Thank you  
5 very much. With that, turn it over to the  
6 Planning Commission for this consideration.  
7 Member Avdoulos.

8 MR. AVDOULOS: Thank you, Chair  
9 Pehrson.

10 88 years old and semi retired.  
11 Wow. I wanted to indicate to the public  
12 that's here that whatever comes before us is  
13 obviously taken seriously. As a point of  
14 reference, we're not elected. We are  
15 appointed by City Council.

16 But saying that, we do  
17 understand that, you know, you put your trust  
18 in whoever is representing in front of this  
19 board, so we fully understand that.

20 The other thing I wanted to  
21 stress, too, this is not a rezoning. This is  
22 residential acreage and stays residential  
23 acreage. This is an overlayer or special



1 land use that goes on top of residential  
2 acreage. So if this project ever -- let's  
3 say was sold and somebody wanted to build a  
4 subdivision in the future, they can go back  
5 to residential acreage. Actually it reverts  
6 to that. I don't think the -- whoever is on  
7 this piece of property can sell a special  
8 land use, unless it's the same type of use or  
9 they have to go through another special use.

10 As an example, that's why you  
11 have churches in the middle of neighborhoods  
12 because they get a special land use to build  
13 in a residential area.

14 That said, the difficulty here  
15 is looking at what is best for the city, what  
16 is best for the area and the residents. And  
17 on also what is best for this piece of  
18 property. This particular owner has  
19 purchased the property. So, this owner has  
20 it. This owner can, you know, through the  
21 guidelines of the city, can do whatever they  
22 want so long as we work together as a team.  
23 The barn can stay or it can go. I believe

1 the indication is that the applicant is  
2 looking possibly to save the barn somehow.

3 MR. GRIFFIN: We would like  
4 somehow, we could donate the barn. We would  
5 like to work with the city, if there is any  
6 special place that we would like the barn to  
7 be placed. Yes, we would.

8 MR. AVDOULOS: Then there was a  
9 comment that the pond may disappear. As we  
10 have indicated, the pond will stay, it cannot  
11 go anywhere. There is a good site plan, Sri,  
12 I think it's the one that is in color, it has  
13 a view indication. I think that one sort of  
14 best indicates the sort of layout of the  
15 site. I thought this was in our packet.

16 CHAIRPERSON PEHRSON: Can you  
17 switch to the laptop on the podium.

18 AUDIENCE PARTICIPANT: What  
19 happened to the master plan?

20 CHAIRPERSON PEHRSON: Ma'am,  
21 please. It's not the time.

22 MR. AVDOULOS: Actually, you  
23 know, addressed, it is RA, so this is not

1           changing the zoning. This is a process where  
2           property can accommodate different types of  
3           uses, so long as that property goes through  
4           the process of showing an advantage to the  
5           city, and this has been shown and provided  
6           through the letters that the applicant has  
7           sent us. You know, it is a difficult choice  
8           to make, to see what can actually go here  
9           that blends in with the residential character  
10          that's already there, and it is a business  
11          that has been long-standing in the community.  
12          It is --

13                   AUDIENCE PARTICIPANT: What made  
14           you change your mind?

15                   CHAIRPERSON PEHRSON: Ma'am,  
16           please. No more bursts, I would ask. Member  
17           Avdoulos.

18                   MR. AVDOULOS: And so the items  
19           that have been presented, what I was trying  
20           to do from the -- looking at it the last time  
21           and then trying to give the applicant some  
22           time to present information is just to see if  
23           this is going to be more of a detriment to



1 the area, or if it's going to blend in with  
2 what the master plan is looking to do. The  
3 size of the building is going to be much less  
4 on this piece of property than a subdivision.  
5 The amount of traffic -- I understand the  
6 concerns, but the funeral homes work a little  
7 differently, instead of having a subdivision  
8 that may have, you know, 40, 50 cars coming  
9 out of it at various times of the day, a  
10 funeral home is a little bit more controlled  
11 than that.

12 I think the location of the  
13 property -- actually the building on the  
14 property is set back from the road and set  
15 back from the existing pond, I think that  
16 works well also. But prior to making, you  
17 know, any decisions, I think I want to listen  
18 to the rest of the Planning Commissioners and  
19 then we could discuss further to see what is  
20 the best possibility for this project and for  
21 this site and for the area. Thank you.

22 CHAIRPERSON PEHRSON: Thank you,  
23 Member Avdoulos. Member Anthony.

1 MR. ANTHONY: And while, you  
2 know, I was listening to the community with  
3 their public comments, I was both taking  
4 notes and looking at aerial photos to see how  
5 things laid out and other areas of the city  
6 were.

7 And, you know, I heard one  
8 concern is property values. I heard another  
9 concern is parking, the spill-over into the  
10 street. Another concern was traffic.  
11 Another concern was hours of operation. And  
12 the other was zoning and rezoning.

13 So, I also wanted to bring up  
14 the point of zoning, in that it's not a  
15 rezoning. I remember when we were as a  
16 community working on the overlay district.  
17 And we looked at this piece of property  
18 specifically, because it was included in the  
19 overlay district and it was the one portion  
20 that did extend south of Eleven Mile.

21 And at that time, we recognized  
22 that it's not likely to have a subject  
23 division built in this area, and that we

1 would have some kind of business, so we  
2 became very concerned over what kind of  
3 business. We wanted it to keep the  
4 residential thing, and to be a more subtle  
5 business than, for example, retail, which is  
6 why probably in the last meeting, one of the  
7 commissioners said, it's good that it's not  
8 retail because during that time we didn't  
9 want that there.

10 And when I look at this  
11 development, and I look at the plan, I see  
12 that the building itself is very consistent  
13 with a residential theme. The materials are  
14 natural materials, which is sustainable, and  
15 though I am sure the Griffin family is a very  
16 good family, and runs their business, well, I  
17 also have to think in terms of --

18 AUDIENCE PARTICIPANT: This is a  
19 farce.

20 MR. ANTHONY: -- if you were no  
21 longer owning the property and another owner  
22 were to come in. And I see the building is  
23 being sustainable, of being able to still



1 carry on that theme.

2 There are a couple of points  
3 that you have offered, I am sure that you  
4 would abide by. But I would like to ask  
5 staff, if -- these are probably outside of  
6 the ordinance, and things they were agreeing  
7 with that seem to work in concert with the  
8 theme of residential. And that had to do  
9 with hours of operation, such as coordinating  
10 with the school schedule.

11 I don't know if that is  
12 something that can be memorialized or whether  
13 it -- whether it's --

14 MR. SCHULTZ: Through the Chair?

15 CHAIRPERSON PEHRSON: Please.

16 MR. SCHULTZ: I'm going to answer  
17 the question, but just sort of add a little  
18 bit at the beginning, maybe just frame the  
19 discussion we are talking about, is this  
20 rezoning, is it zoning, just asking Barb,  
21 have we -- the Planning Commission has had a  
22 whole lot of special land uses lately, we get  
23 a lot of PRO's, we get rezoning requests, but

1 I don't know that we get a ton of special  
2 land uses. But just the back drop again,  
3 these are permitted uses, so we have the  
4 permitted uses that just -- you just review a  
5 site plan, and you're just looking to make  
6 sure that it fits within the setbacks and  
7 stuff like that. Special land uses are  
8 permitted, you just have to go through a  
9 little bit more of a review process and you  
10 have got the eight criteria that are in your  
11 motion sheet, that you have got to make a  
12 finding on whether you say yes to it, or you  
13 say no to it. And the way that state  
14 statutes works that allows you to have these  
15 special permitted land uses, is if they meet  
16 that criteria, then they have to approved.

17 So a special land use that you  
18 can't find doesn't meet those eight criteria  
19 or most of them, that gets approved.

20 One other thing that you have  
21 the ability to do because it's a special land  
22 use, is if you approve it, because you find  
23 those eight conditions have been met, or

1           those eight other criteria, little bit more  
2           discretionary is impose conditions that make  
3           sure that the use is what you think it is.

4                        So if the applicant has  
5           represented, look, we are not going to have a  
6           problem with the school because we are going  
7           to coordinate with them, that's the kind of  
8           thing that you would take into consideration  
9           as a Planning Commission, okay, that makes  
10          this a more compatible use than if they  
11          didn't care about that.

12                       So, if you get to a motion, and  
13          you decide, okay, it's a permitted use, I  
14          find on these eight factors, that they meet  
15          most of them, but I want to make sure, I want  
16          to add this condition that they have agreed  
17          to, you can append that or add that to your  
18          motion, if that's where you go.

19                       MR. ANTHONY: But once they meet  
20          that eight criteria, they really have  
21          satisfied what they need.

22                       MR. SCHULTZ: That is the key.  
23          Yes. So you -- if they were called a



1 permitted use, just principle permitted use,  
2 just be looking at the plan.

3 MR. ANTHONY: Here is another  
4 item -- and I remember as a resident when I  
5 lived in a different Novi neighborhood, this  
6 was a problem. And it's not so much the  
7 traffic study, because we have gone through  
8 that many, so I think that fits here. But  
9 it's the parking. It's the overflow parking.  
10 And it can be bothersome to a resident when  
11 you have overflow parking that's in the  
12 street right in front of their home. How we  
13 handled it in our neighborhood, which again  
14 was another Novi neighborhood, it happened to  
15 be a clubhouse that caused it, we were able  
16 to work with the city and create a no parking  
17 zone, and that way we were able to then  
18 protect that residential stretch from having  
19 parking in the street and the overflow.  
20 Which it would be another piece that I would  
21 think would help. The property values fear  
22 that I heard, both written and verbal, and  
23 this is where I was looking at an aerial

1 photo during the comments because I wanted to  
2 see proximity. There is another neighborhood  
3 in Novi on the other side of town, which is  
4 Willowbrook Farms, and it has a funeral home  
5 that's very close in proximity to that  
6 neighborhood, as well as Meadowbrook Commons,  
7 which is very consistent with the types of  
8 developments that will be in the overlay  
9 district. And that neighborhood supports  
10 property values of 350 to 550, and those have  
11 remained stable, in fact, have increased even  
12 with the presence of those businesses. So I  
13 have to be skeptical of internet research,  
14 though it does provide, you know, good  
15 guidance at time, but it's not final. And I  
16 think our own experience within our community  
17 is that to proximity to these kind of  
18 businesses hasn't shown an adverse effect on  
19 property values.

20 I remember the overlay  
21 district, I was concerned, but we worked  
22 through that. And this is the kind of  
23 development that we were willing to do and

1           that we were hoping that we would have the  
2           opportunity to see in this overlay district.  
3           So I again, if any of my Commissioners want  
4           to make comment.

5                         CHAIRPERSON PEHRSON: Thank you.  
6           Member Giacometti.

7                         MR. GIACOPETTI: I have nothing.

8                         CHAIRPERSON PEHRSON: I applaud  
9           the applicant for coming back with the  
10          considerations and the aspects that we asked  
11          for. And I think both Member Avdoulos and  
12          Anthony have separate tone, and I appreciate  
13          Mr. Schultz' interjection relative to the  
14          zoning, or the description of it, and I do,  
15          and I would ask if there was a motion that  
16          those two amendments be added as -- to give  
17          further guidance. As I look at the eight  
18          requirements for special land use, I don't  
19          find any that this particular funeral home is  
20          missing the mark on. So, I would be in  
21          support of a motion to further the Griffin  
22          Funeral Home.

23                         MR. ANTHONY: I will make a

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motion.

In the matter of Griffin Funeral Home, JSP17-13, motion to approve the special land use permit based on and subject to the following. A, the proposed use will not cause any detrimental impact on existing throughfares. B, the proposed use --

MR. SCHULTZ: If you could --

MR. ANTHONY: I was going to add the H and the I.

MR. SCHULTZ: Through the Chair?

CHAIRPERSON PEHRSON: Yes, please.

MR. SCHULTZ: Parentheticals are the findings that you that -- so in other words, not detrimental based on the traffic study.

MR. ANTHONY: Very good.

A, the proposed use will not cause any detrimental impact on existing throughfares based on the review of the traffic study. B, the proposed use will not cause any detrimental impact on the



1 capabilities of the public services and  
2 facilities, as this area was already planned  
3 for development. The proposed use is  
4 compatible with the natural features and  
5 characteristics of the land, because the plan  
6 has minor impacts on existing natural  
7 features.

8 The proposed use is compatible  
9 with adjacent uses of land, because the  
10 proposed use conforms to the standards of the  
11 district and the requirements of mortuary  
12 establishments.

13 E, the proposed use is  
14 consistent with goals, objectives and  
15 recommendations of the city's master plan for  
16 land use. The project creates an essentially  
17 pleasing development, especially in  
18 residential areas.

19 F, the proposed use will  
20 promote the use of land in the social and  
21 economically desirable manner, as the  
22 proposed use will provide a need, a service  
23 needed in the community.

1 G, the proposed use is one,  
2 listed among the provisions of uses requiring  
3 special land use review, as set forth in the  
4 various zoning districts of this ordinance,  
5 and two, is in harmony with the purposes and  
6 conforms to the applicable site design,  
7 regulations of the zoning district in which  
8 it is located.

9 H, no parking in the street  
10 adjoining residential homes.

11 And I, coordinating with the  
12 school to not conflict with school  
13 activities.

14 This motion is made because the  
15 plan is otherwise in compliance with Article  
16 3, Article 4, Article 5, and Article 6 of the  
17 zoning ordinance and all other applicable  
18 provisions of the ordinance.

19 MR. AVDOULOS: Second.

20 CHAIRPERSON PEHRSON: We have a  
21 motion by Member Anthony, second by Member  
22 Avdoulos. Any other comments?

23 MR. SCHULTZ: One item, it's not

1 required. I just inquire of the applicant on  
2 the record, if there are any issues through  
3 the Chair with two conditions imposed?

4 MR. GRIFFIN: No problem.

5 CHAIRPERSON PEHRSON: Appreciate  
6 that. Sri, can you call the roll, please.

7 MS. KOMARAGIRI: Chair Pehrson?

8 CHAIRPERSON PEHRSON: Yes.

9 MS. KOMARAGIRI: Member  
10 Zuchlewski?

11 MR. ZUCHLEWSKI: Yes.

12 MS. KOMARAGIRI: Member Anthony?

13 MR. ANTHONY: Yes.

14 MS. KOMARAGIRI: Member Avdoulos?

15 MR. AVDOULOS: Yes.

16 MS. KOMARAGIRI: Member

17 Giacopetti.

18 MR. GIACOPETTI: Yes.

19 MS. KOMARAGIRI: Motion passes  
20 five to sore.

21 MR. ANTHONY: In the matter of  
22 Griffin Funeral Home, JSP17-13, motion to  
23 approve the preliminary site plan based on

1 and subject to the following --

2 AUDIENCE PARTICIPANT: Shame on  
3 all of you.

4 MR. ANTHONY: A, approval of up  
5 to 23 land bank parking, 121 required, 98  
6 provided, 23 land banked, due to Planning  
7 Commission's findings below, which is hereby  
8 granted. One, the applicant has demonstrated  
9 through substantial evidence that the  
10 specified occupants and building use will  
11 require less parking than what is required by  
12 the zoning ordinance.

13 Two, parking will not occur on  
14 any street or driveway. Three, parking will  
15 not occur on any area not approved and  
16 developed for parking. Four, parking will  
17 not occur on the area where parking  
18 construction has been land banked until such  
19 time as the area is constructed for such  
20 parking.

21 Five, the requested parking  
22 land banking will not create traffic or  
23 circulation problems on or off site, and six,



1 the requested parking land banking will be  
2 consistent with the public help, safety and  
3 welfare of the city and the purposes of the  
4 zoning ordinance.

5 B, waiver for absence of noise  
6 impact statement due to the nature of use,  
7 which is hereby granted. C, landscaping  
8 waiver from Section 5.5.3.B2 and 3, to permit  
9 reduction of required height for berm along  
10 western property line, four and a half feet  
11 to six and a half feet required, provided the  
12 minimum required capacity for screening is  
13 met along the property line, which is hereby  
14 granted. D, landscape waiver for Section  
15 5.5.3.B2, for absence of required berm along  
16 the southern property due to applicant's  
17 written intent that the property to the south  
18 will be developed non-residential and to  
19 retro fit the site to provide the required  
20 buffer and screening if it is developed  
21 residential in future, which is hereby  
22 granted.

23 E, landscape waiver for Section

1 5.5.3E1C, for reduction of minimum required  
2 streets along Beck Road, 13 required, ten  
3 provided, due to conflicts with corner  
4 clearance, which is hereby granted. F, City  
5 Council variance for Section 11 256B of  
6 design and construction standards manual for  
7 absence of required sidewalk along Eleven  
8 Mile Road due to the practical difficulties  
9 for extension of the sidewalk beyond the site  
10 boundary, provided the applicant pays the  
11 current construction cost of the sidewalk as  
12 approved by the city engineer.

13 A, which is out of sequence in  
14 the lettering, the findings of compliance  
15 with ordinance standards in the staff and  
16 consultant review letters and conditions and  
17 items listed in those letters being addressed  
18 in the final site plan.

19 This motion is made because the  
20 plan is otherwise in compliance with Article  
21 3, Article 4, Article 5 of the zoning  
22 ordinance and all other applicable provisions  
23 of the ordinance.

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MR. AVDOULOS: Second.

CHAIRPERSON PEHRSON: We have a motion by Member Anthony and second by Member Avdoulos. Any other comments? Sri, please.

MS. KOMARAGIRI: Member Giacometti?

MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Motion passes five to zero.

MR. ANTHONY: In the matter of Griffin Funeral Home, JSP17-13, motion to approve the storm water management plan based on and subject to the following. The findings of compliance with ordinance

1 standards in the staff and consultant review  
2 letters, and the conditions and items listed  
3 in those letters being addressed on the final  
4 site plan. This motion is made because the  
5 plan is otherwise in compliance with Chapter  
6 11 of the Code of Ordinances and all other  
7 applicable provisions of the ordinance.

8 MR. AVDOULOS: Second.

9 CHAIRPERSON PEHRSON: Motion by  
10 Member Anthony, second by Avdoulos. Any  
11 other comments? Sri, please.

12 MS. KOMARAGIRI: Member  
13 Zuchlewski?

14 MR. ZUCHLEWSKI: Yes.

15 MS. KOMARAGIRI: Member Anthony?

16 MR. ANTHONY: Yes.

17 MS. KOMARAGIRI: Member Avdoulos?

18 MR. AVDOULOS: Yes.

19 MS. KOMARAGIRI: Member  
20 Giacopetti?

21 MR. GIACOPETTI: Yes.

22 MS. KOMARAGIRI: Chair Pehrson?

23 CHAIRPERSON PEHRSON: Yes.



1 MS. KOMARAGIRI: Motion passes  
2 five to zero.  
3 CHAIRPERSON PEHRSON: You're all  
4 set. Thank you very much.  
5 We are going to take a quick  
6 break.  
7 (Short recess taken.).  
8 CHAIRPERSON PEHRSON: Call back  
9 to order the Planning Commission meeting,  
10 after a wonderful little break.  
11 Item No. 2 on matters for  
12 consideration, Building No. 2, Drive Through  
13 at Novi Town Center, JSP17-08. It's to  
14 consider to request of Novi Town Center,  
15 Investors, LLC for building No. 2, Drive  
16 Through at Novi Town Center, JSP17-08, for  
17 Planning Commission's recommendation to City  
18 Council for approval of special land use  
19 permit, preliminary site plan and storm water  
20 management plan.  
21 The subject property is zoned  
22 Town Center District, TC. It is located in  
23 Novi Town Center in Section 14 on the

