

CITY of NOVI CITY COUNCIL

**Agenda Item L
July 20, 2009**

SUBJECT: Approval of request by E&M, Inc. (Society Hill) for one-year extension, to October 9, 2010, of site plan approval for a 312-unit apartment project developed as a PD-1 option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

SUBMITTING DEPARTMENT: Community Development Department - Planning *Baib*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

Attached is the request from E & M, Inc. for a one-year extension of Society Hill, along with a copy of the general plan. Previously, the City Council approved one-year extensions of the site plan approval in 2006, 2007 and 2008. The applicant is now requesting another one-year extension of the site plan approval.

RECOMMENDED ACTION: Approval of request by E&M, Inc. (Society Hill) for one-year extension, to October 9, 2010, of site plan approval for a 312-unit apartment project developed as a PD-1 option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Burke				
Council Member Crawford				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

**LETTER FROM APPLICANT
JULY 7, 2009**

E & M

32605 West Twelve Mile Road, Suite 290
Farmington Hills, Michigan 48334
Telephone (248) 553-9225
Facsimile (248) 553-9594

July 7, 2009

Honorable David Landry, Mayor and Members of the City Council
c/o Barbara McBeth, Community Development Department
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

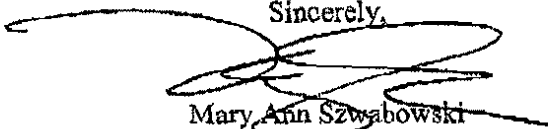
Re: Extension of Society Hill (E&M Inc.) Final Site Plan Approval

Dear Mayor Landry and Members of the City Council:

Due to the continuing market conditions, we write to request a one (1) year extension of the final site plan approval for the Society Hill project, which will be expiring October 9, 2009. This request is made in accordance with Paragraph 9.B of the Consent Judgement entered October 9, 2001 in the *City of Novi vs. Toltec Structures and E&M, Inc.* (Oakland Circuit Court No. 95-502489-CC) and follows a subsequent one (1) extension approved by City Council at the July 28, 2008 City Council Meeting (excerpt from minutes attached). I enclose a copy of the Consent Judgement along with prior correspondence sent to the City at the time of our last request for extension which provides some historical background of Society Hill and the Consent Judgement.

E&M asks that the City Council place this request on its agenda. Please let us know the date this request will be heard. Your time in this matter is much appreciated. Should you require any additional information, I can be reached at 248.553.9225 ext. 123.

Sincerely,



Mary Ann Szwabowski

Enclosures

cc: City Manager (c/o Barbara McBeth)

**EXCERPT FROM
CITY COUNCIL MINUTES
JULY 28, 2008**

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JULY 28, 2008 AT 7:00 P.M.
COUNCIL CHAMBERS - NOVI CIVIC CENTER - 45175 W. TEN MILE RD**

ROLL CALL: Mayor Landry, Mayor Pro Tem Capello, Council Members Crawford, Gatt, Margolis, Mutch, Staudt

CONSENT AGENDA REMOVALS AND APPROVALS (See items A-W)

CM-08-07-118 Moved by Crawford, seconded by Margolis; CARRIED UNANIMOUSLY: To approve the Consent Agenda as presented.

Roll call vote on CM-08-07-118 Yeas: Crawford, Gatt, Margolis, Mutch, Staudt, Landry, Capello. Nays: None

A. Approve Minutes of:

1. July 7, 2008 – Regular meeting

B. Enter Executive Session immediately following the regular meeting of July 28, 2008 in the Council Annex for the purpose of discussing pending litigation, property acquisition and privileged correspondence from legal counsel.


C. Approval of Traffic Control Device Agreement with the Road Commission for Oakland County for the ongoing maintenance of the new traffic signal being installed at the intersection of Meadowbrook and Eleven Mile Roads.

D. Approval of amendments to Contracts for City Manager and City Clerk.

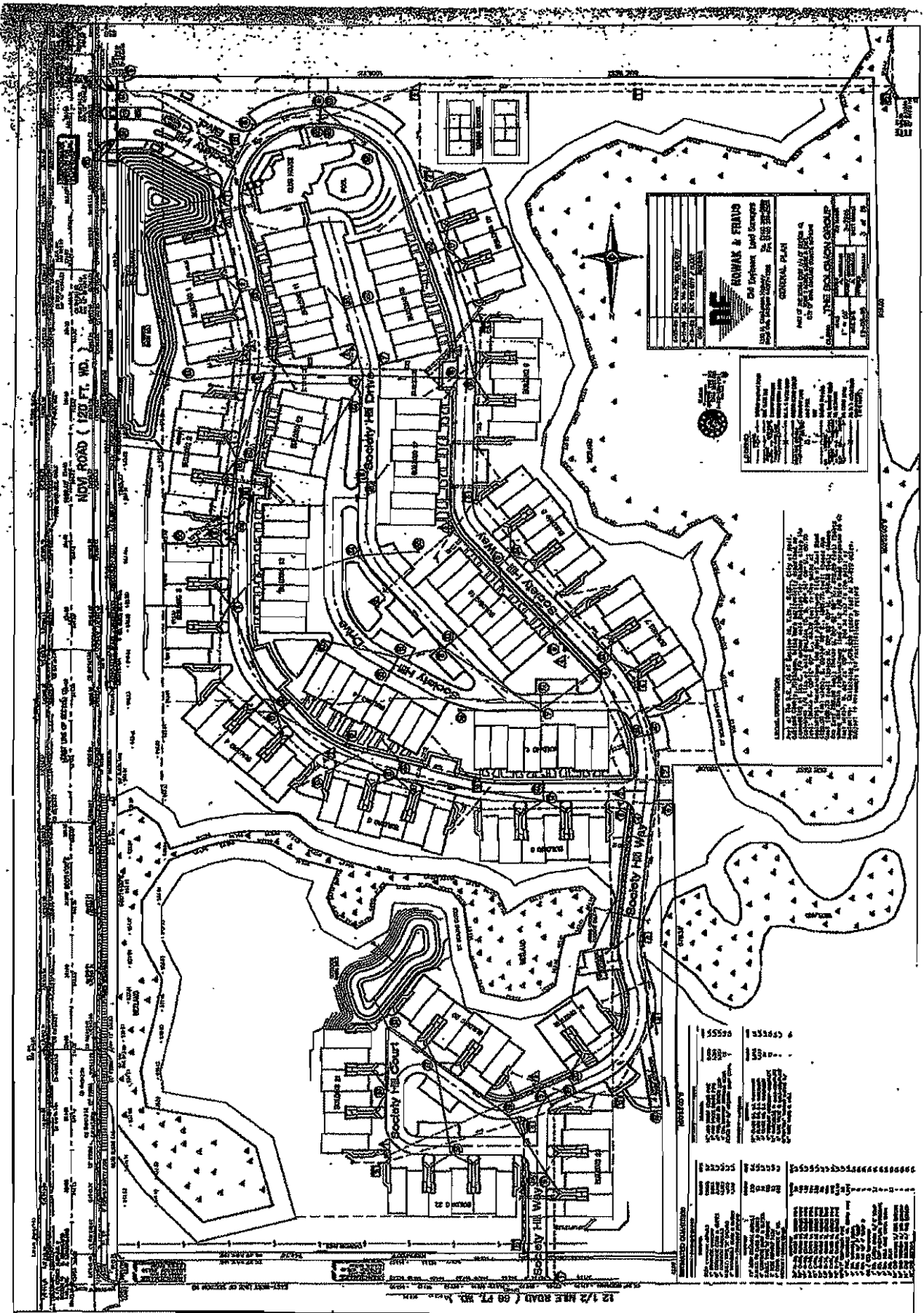
E. Adoption of MERS Uniform Defined Contribution Program Adoption Agreement for the City Manager.

F. Approval to award contract for snack machine vending services in Police Headquarters, Civic Center and Meadowbrook Commons to Don's Vending Services, Inc., based on unit pricing and rate of commission.

G. Consideration of Zoning Ordinance Text Amendment 18.227, to amend Ordinance No. 97-18 as amended, the City of Novi Zoning Ordinance at Article 19, Light Industrial, Section 1905, "Required Conditions" to amend and add provisions relating to the storage of certain recreational equipment and to establish standards for such storage. **Second Reading**

 H. Approval of request by E&M, Inc. (Society Hill) for one-year extension, to October 9, 2009, of site plan approval for a 312-unit apartment project developed as a PD-1 option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

**GENERAL PLAN
SOCIETY HILL**



KAWAK & FRAUD
 Civil Engineers, Land Surveyors
 1201 N. 1st Street, Suite 200
 Phoenix, Arizona 85004
 Phone: (602) 254-1111
 Fax: (602) 254-1112

GENERAL PLAN

DATE OF PRELIMINARY PLAN: 10/15/01
 DATE OF PRELIMINARY PLAN: 10/15/01

THE DEVELOPMENT GROUP
 1201 N. 1st Street, Suite 200
 Phoenix, Arizona 85004
 Phone: (602) 254-1111
 Fax: (602) 254-1112

LEGEND

1. Proposed Building Footprints
 2. Proposed Driveways
 3. Proposed Parking Spaces
 4. Proposed Landscaping
 5. Proposed Utility Lines
 6. Proposed Easements
 7. Proposed Right-of-Way Lines
 8. Proposed Survey Lines
 9. Proposed Section Lines
 10. Proposed Boundary Lines

NOTES

1. All dimensions are in feet and inches, unless otherwise noted.

2. All bearings are given in degrees, minutes and seconds.

3. All distances are given in feet and inches, unless otherwise noted.

4. All areas are given in square feet, unless otherwise noted.

5. All volumes are given in cubic feet, unless otherwise noted.

6. All elevations are given in feet above mean sea level, unless otherwise noted.

7. All bearings and distances are given in feet and inches, unless otherwise noted.

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24. All elevations are given in feet above mean sea level, unless otherwise noted.

25. All bearings and distances are given in feet and inches, unless otherwise noted.

26. All bearings are given in degrees, minutes and seconds.

27. All distances are given in feet and inches, unless otherwise noted.

28. All areas are given in square feet, unless otherwise noted.

29. All volumes are given in cubic feet, unless otherwise noted.

30. All elevations are given in feet above mean sea level, unless otherwise noted.

PROPOSED CALCULATIONS

Item	Description	Quantity	Unit
1	Proposed Building Footprints	10	Sq. Ft.
2	Proposed Driveways	10	Sq. Ft.
3	Proposed Parking Spaces	10	Sq. Ft.
4	Proposed Landscaping	10	Sq. Ft.
5	Proposed Utility Lines	10	Sq. Ft.
6	Proposed Easements	10	Sq. Ft.
7	Proposed Right-of-Way Lines	10	Sq. Ft.
8	Proposed Survey Lines	10	Sq. Ft.
9	Proposed Section Lines	10	Sq. Ft.
10	Proposed Boundary Lines	10	Sq. Ft.