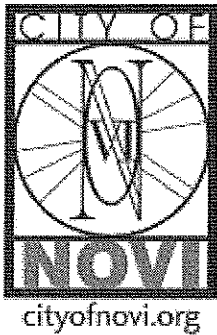


# MEMORANDUM



**TO:** MEMBERS OF THE PLANNING COMMISSION  
**THRU:** BARBARA MCBETH, AICP, COMMUNITY DEVELOPMENT  
DEPARTMENT DEPUTY DIRECTOR  
**FROM:** KRISTEN KAPELANSKI, PLANNER *Kaplan*  
**SUBJECT:** EXTENSION OF FINAL SITE PLAN, QUADRANTS  
PROFESSIONAL CENTRE, SP 04-63C  
**DATE:** FEBRUARY 27, 2008

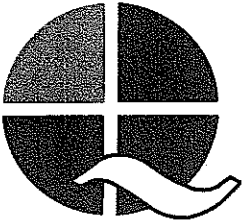
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Quadrants Professional Centre, Site Plan 04-63C, is the request of Mr. Chad McCormick of Quadrants, Incorporated. The plan is for a speculative office building, located on the west side of Meadowbrook Road, south of Twelve Mile Road, in the OST, Office Service Technology Zoning District. The Planning Commission reviewed the Preliminary Site Plan on July 27, 2005 and approved the plans, subject to a number of conditions. The Community Development Department issued final approval of the plans on April 24, 2006.

The applicant requests a one-year extension for the approved final site plan in a letter dated January 23, 2008 (see attached). One previous site plan extension was granted on February 28, 2007. This is the second extension request for Quadrants Professional Centre. To date, the Community Development Department is not aware of any ordinance changes or other issues that would warrant denying the extension request. **The Community Development Department recommends approval of the Final Site Plan extension.**

If you have any questions prior to Wednesday's meeting, do not hesitate to contact me at 248-347-0586.

**LETTER FROM APPLICANT  
REQUESTING EXTENSION**



**QUADRANTS, INC.**

January 23, 2008

City of Novi  
Attn: Planning Department  
45175 West Ten Mile Rd  
Novi, MI 48375

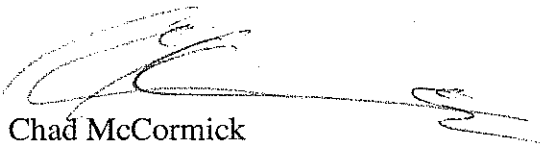
RE: Quadrants Professional Office Centre (SP# 04-63C)  
Final Site Plan Extension

To Whom It May Concern:

Quadrants, Inc. is requesting a 1 year extension of the approved site plan for Quadrants Professional Office Centre SP# 04-63C. Approval of the site plan was granted on April 24, 2006 and a 1 year extension was granted on April 24, 2007. We ask the City of Novi to please grant a Final Site Plan Extension through April 24, 2009.

Please call with any questions you may have.

Thank you,



Chad McCormick  
Real Estate Development Services

CC: W. Clark, F. Fawaz & D. Catrinar – Quadrants, Inc.

**PLANNING COMMISSION MINUTES  
EXCERPT - JULY 27, 2005  
(APPROVAL OF PRELIMINARY SITE PLAN)**



AMENDED

**PLANNING COMMISSION**  
REGULAR MEETING  
WEDNESDAY, JULY 27, 2005 7:30 P.M.  
COUNCIL CHAMBERS - NOVI CIVIC CENTER  
45175 W. TEN MILE, NOVI, MI 48375  
(248) 347-0475

**CALL TO ORDER**

The meeting was called to order at or about 7:30 p.m.

**ROLL CALL**

**Present:** Members John Avdoulos, Victor Cassis, Lynn Kocan, Michael Meyer, Mark Pehrson, Wayne Wrobel

**Absent:** Members Andrew Gutman, David Lipski

**Also Present:** Barbara McBeth, Director of Planning; Tim Schmitt, Planner; Mark Spencer, Planner; Lance Shipman, Landscape Architect; Ben Croy, Civil Engineer; David Gillam, City Attorney; Dr. John Freeland, Wetland Consultant; Larry DeBrincat, Woodland Consultant

**PUBLIC HEARINGS**

**QUADRANTS PROFESSIONAL OFFICE CENTER, SITE PLAN NUMBER 04-63A**

The Public Hearing was opened on the request of Novi Meadow, LLC for Preliminary Site Plan, Wetland Permit and Storm Water Management Plan approval. The subject property is located in Section 14, west of Meadowbrook Road between I-96 and Twelve Mile, in the OST, Office Service Technology District. The entire site is 5.372 acres and the Applicant is proposing to construct a 21,840 sq. ft. office building.

Planner Tim Schmitt located the property on a map. He said that this property is located in front of the existing Trane facility on Meadowbrook Road. This property is in the OST corridor that was created in the 1990s. To the west is the Uptown Park project. To the south is vacant property. To the north is vacant property. The corridor is master planned for Office uses.

There is a wetland on the subject property, which will not be impacted. There is also a small wetland located south of the property. There was some question whether there was any impact to the wetland, but there is none, other than buffer impact. There are no woodlands on the property.

The Applicant has not split this property so the Planning Department treated this as two buildings on one site. The Applicant has not indicated whether he will apply for a split or a condominium.

The Planning Review noted that the loading zone requirements are not met, and the Applicant is seeking a waiver. All surrounding properties are zoned OST.

The Wetland Review indicates minor items to be addressed at the time of Final Site Plan submittal – regarding the southerly wetland.

The Landscape Review indicated that there are minor modifications necessary for their parking lot landscaping – they are shy of the requirement by about 200 square feet.

The Traffic, Engineering and Fire reviews indicated minor items to be addressed at the time of Final Site Plan submittal.

Chad McCormick of Quadrants, 49397 Schaefer Ave, Wixom, addressed the Planning Commission. He represented Mr. William Clark. He introduced Brian Williams of Quadrants.

Member Pehrson read the correspondence in to the record:

- Joseph Marcucci, 27487 Meadowbrook: Northerly neighbor. He encountered easement and landscape problems with the Trane project. He requested that the slope of his driveway be restored, the landscaping be restored and four trees be re-established away from his septic field.

Chair Kocan closed the Public Hearing after determining no one from the audience wished to speak.

Member Avdoulos noted that the Quadrants building is shy of parking, but the Trane building has excess parking. With this property functioning as one parcel, this is acceptable. There would be many Ordinance issues if there is a future property split.

Member Avdoulos liked that the plan is off to the side and fronting Meadowbrook Road. He liked the greenspace in the front. He thought the property flowed well. Mr. Schmitt explained that the turning radius issue posed by the Fire Department has been resolved. Their only remaining issue is the naming of the project. Member Avdoulos questioned whether one portion of the design created a "dead end" and a fire truck would have to back out. Mr. Schmitt responded that the Fire Marshal has accepted the design with the combination of the eyebrow and the stub relocation.

Member Avdoulos wanted to ensure that the neighbor was not encroached upon. Mr. Schmitt said that the entrance to this property is not changing. Mr. Schmitt did not know the history of the paving of Meadowbrook Road. He said that the City can not do anything about the landscaping issue without a sanitary easement or something of that nature. There is a requirement of trees being planted every 35 feet around the perimeter of a parking lot.

Member Avdoulos noted that the Applicant provided a response letter that said they would comply with all of the review comments.

Member Cassis noted that Meadowbrook Road is now a nice north-south route. He wondered what would happen once this area was completely built up, when Meadowbrook is still just a two-lane road. Mr. Schmitt responded that each property is required to provide taper and decel lanes as necessary and as warranted. The City did resurface the road recently, and Mr. Schmitt noted that there is a dedicated left-hand turn lane. The City does anticipate in/out movements throughout the corridor. The City is acquiring right-of-ways as these projects come forward.

Member Cassis thought it seemed like the City is encouraging these developments, but only requiring something like an eight-to-ten foot taper. Then, once everything is built up, the City will be encouraged to spend the money to widen the road. Mr. Schmitt responded that the City has planned for this road to be three lanes, and there is no assumption that any larger road would be necessary. He said if Trinity Hospital came forward with a hospital plan for their 100 +/- acres, they would be required to make substantial road improvements. Tapers next to tapers become a through lane, and that is then projected throughout the corridor. Then, there may be a dedicated right-hand turning lane throughout the length of the corridor. Each project has its own improvements. The City does not anticipate having to spend great amounts of money to widen this road. With the completion of M-5 and Twelve Mile, the majority of the traffic will be on those roads.

Member Cassis questioned what would happen if Trinity did come forward. Mr. Schmitt said that would be considered a substantial project. Quadrants must provide a taper, based on their projected traffic.

Member Cassis understood that Quadrants has provided according to their legal obligations. He was concerned, however, about the narrow, two-lane design of Meadowbrook Road. He anticipated the City having to spend a great deal of money on this road in the future.

Member Wrobel confirmed with Mr. Schmitt that his prediction was most people will travel north on Meadowbrook Road to Twelve Mile. Member Wrobel was concerned about the southbound traffic on Meadowbrook. Between Twelve Mile and Grand River it backs up daily. This is a narrow road and a narrow bridge. Mr. Schmitt responded that the bridge determines how big the road will ultimately become. Member Wrobel asked again about the direction of the traffic flow. Civil Engineer Ben Croy responded that the traffic volumes of this project were considered, and it was determined that what the Applicant has provided is what is necessary. A City like Novi is expected to have road upgrades over time. Meadowbrook Road has three-lane sections, and someday it may be five, but this Applicant can not be expected to provide at that level.

Member Pehrson asked about the landscaping. Landscape Architect Lance Shipman responded that he has met

with the Applicant and they understand the issue. They have not submitted a revised plan but he understood that they were working on a plan. The Applicant responded that they are confident they can meet the requirements.

Member Pehrson asked why there isn't a secondary access onto Meadowbrook Road. Mr. Schmitt responded that from a practical standpoint, the Trane Applicant likely always planned for a secondary building, and the City was probably instrumental in discouraging multiple curb cuts onto Meadowbrook Road.

Member Pehrson asked whether there were any remedies available to Mr. Marcucci. He assumed that the slope of the neighbor's property should have been taken care of with the Trane development. Mr. Shipman replied that there are no proposed alterations to this project's entrance, and therefore it does not have an effect on the neighbor. Mr. Shipman thought that the landscaping issue is now resolved; the neighbor was just discussing his displeasure in the length of time it took for the resolution to occur. Mr. Shipman assumed that the neighbor's septic is in the rear of the home, and again, is not affected by this project. Mr. Shipman recommended that the neighbor contact Neighborhood Services for resolution with Trane project issues.

Moved by Member Pehrson, seconded by Member Wrobel:

**In the matter of the Request of Novi Meadow, LLC for Quadrants Professional Office Center, SP04-63a, motion to approve the Preliminary Site Plan, subject to: 1) A Planning Commission Waiver for specific loading zone screening requirements as it is OST property to the south; 2) Modification of the parking lot landscaping to meet Ordinance requirements; and 3) The comments in the attached review letters being addressed at the time of Final Site Plan submittal; for the reason that the plan is consistent with the Master Plan.**

## DISCUSSION

Chair Kocan asked why there was no berm between this project and the neighbor. Mr. Shipman responded that the home is on an OST parcel. The Ordinance refers to "zoning," not "use." Chair Kocan felt for the neighbor and appreciated anything that the Staff could do to be proactive to help resolve the neighbor's issues.

Chair Kocan understood that this property could not be split because of the violations of the Ordinance a split would bring. Mr. McCormick agreed, and said any future change would have to be a condo.

Chair Kocan asked whether the secondary access was for emergency purposes. Mr. Schmitt said it was his understanding that it is an open secondary access point. He did not believe it was ever proposed to be a gate.

Chair Kocan said that there is a discrepancy on the landscape plans. One plan depicts an evergreen border, and another plan shows deciduous trees. Mr. Shipman explained that the landscape plan is what is reviewed for landscaping purposes. Oftentimes the other plans, e.g., engineering, may show landscape configurations to give their plan dimension, but they don't match what the landscape architect has provided for the actual landscape plan. They are "illustrative interpretations." The LP-1 page takes precedence.

Chair Kocan asked about the building's height. Mr. Schmitt replied that it is a standard two-story building (thirty feet from ground to roof deck) with a parapet wall that adds to the height and is for screening the rooftop units. Chair Kocan asked Mr. Schmitt to follow up with the Applicant to find out what the floor to ceiling height is.

Chair Kocan understood that there will not be runoff to the Trane property – this property will have underground storage. A small portion of the pavement drains to the north. Mr. Croy said that the underground storage will drain to Meadowbrook Road.

Chair Kocan recalled that the review of the reconstruction of Meadowbrook Road was contentious at the City Council level. Some thought that more planning should occur, which would include review of the road width. However, Meadowbrook Road was in such a state of disrepair, the project went forward. The three lanes should work, Chair Kocan thought.

Chair Kocan noted that the parking has been taken into consideration already, if in fact Trane comes forward with

a warehouse addition. Mr. Schmitt said that the Planning Department will have discussions with that Applicant when the time comes.

Member Avdoulos stated his concern with Meadowbrook Road was, if something were in the works that would affect this Applicant or the neighbor now, he thought it should be on the table. As it stands, Member Avdoulos had no issues with the road. Member Avdoulos said that the design of the building is 15 feet – floor to floor. There is a ten-foot ceiling. It is 35 feet to the parapet. The design is well within the Ordinance. This building will complement the Trane Building.

Member Cassis noted that there are a number of projects on Meadowbrook, and many more commercial, industrial and offices will be forthcoming. There is a college. Grand River and Meadowbrook has a dealership. There is the Gateway project. There is the Brooktown project. Eleven Mile is used as a cross over from Novi Town Center and the movies. Additionally, there is a professional building coming to the old asphalt property. FedEx is on Meadowbrook. This road and its uses are far different than, say, Beck Road, which is more residential in nature. He wished to emphasize the true nature of this road and its potential need to be more than just a three-lane road. Chair Kocan suggested that this be part of the future review of the Thoroughfare Plan when the next Master Plan update occurs.

**ROLL CALL VOTE ON QUADRANTS OFFICE CENTER, SP04-63A, PRELIMINARY SITE PLAN MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER WROBEL:**

**In the matter of the Request of Novi Meadow, LLC for Quadrants Professional Office Center, SP04-63a, motion to approve the Preliminary Site Plan, subject to: 1) A Planning Commission Waiver for specific loading zone screening requirements as it is OST property to the south; 2) Modification of the parking lot landscaping to meet Ordinance requirements; and 3) The comments in the attached review letters being addressed at the time of Final Site Plan submittal; for the reason that the plan is consistent with the Master Plan.**

*Motion carried 6-0.*

Moved by Member Pehrson, seconded by Member Wrobel:

**ROLL CALL VOTE ON QUADRANTS OFFICE CENTER, SP04-63A, WETLAND PERMIT MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER WROBEL:**

**In the matter of the Request of Novi Meadow, LLC for Quadrants Professional Office Center, SP04-63a, motion to grant approval of the Wetland Permit, subject to the comments in the attached review letters being addressed at the time of Final Site Plan submittal; for the reason that the plan is otherwise in conformance with the Ordinance.**

*Motion carried 6-0.*

Moved by Member Pehrson, seconded by Member Wrobel:

**ROLL CALL VOTE ON QUADRANTS OFFICE CENTER, SP04-63A, STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER WROBEL:**

**In the matter of the Request of Novi Meadow, LLC for Quadrants Professional Office Center, SP04-63a, motion to grant approval of the Stormwater Management Plan, subject to the comments in the attached review letters being addressed at the time of Final Site Plan submittal; for the reason that the plan is otherwise in conformance with the Ordinance.**

*Motion carried 6-0.*



**PLANNING COMMISSION MINUTES  
EXCERPT – FEBRUARY 28, 2007  
(APPROVAL OF FIRST SITE PLAN EXTENSION)**



AMENDED

**PLANNING COMMISSION**  
REGULAR MEETING  
WEDNESDAY, FEBRUARY 28, 2007 7:00 PM  
COUNCIL CHAMBERS - NOVI CIVIC CENTER  
45175 W. TEN MILE, NOVI, MI 48375  
(248) 347-0475

**CALL TO ORDER**

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

**ROLL CALL**

**Present:** Members John Avdoulos, Brian Burke, Victor Cassis, Andrew Gutman, David Lipski, Michael Lynch, Mark Pehrson, Wayne Wrobel

**Absent:** Member Michael Meyer (excused)

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Tim Schmitt, Planner; Mark Spencer, Planner; Kristen Kapelanski, Planner; Ben Croy, Engineer; David Beschke, Landscape Architect; Rob Hayes, City Engineer; Mike McLaren, EIT; Tom Schultz, City Attorney; John Freeland, Wetland Consultant; Alan Hall, Façade Consultant

**CONSENT AGENDA - REMOVALS AND APPROVAL**

**1. QUADRANTS PROFESSIONAL OFFICE CENTER, SP04-63C**

Consideration of the request of Novi Meadow, LLC, for Final Site Plan Extension approval. The subject property is located in Section 14, west of Meadowbrook Road between I-96 and Twelve Mile, in the OST, Planned Office Service Technology District. The entire site is 5.372 acres and the Applicant is proposing to construct a 21,840 square foot office building.

**2. SCENIC PINES ESTATES, SP01-63E**

Consideration of the request of Rick Tatro of Aprecis Group, Inc., for Final Site Plan Extension approval. The subject property is located in Section 3, south of South Lake Drive on the south side of Pembine Road between Buffington and Henning Roads, in the R-4, One-family Residential District. The subject property is approximately 8.93 acres.

Moved by seconded by Member Pehrson, seconded by Member Wrobel:

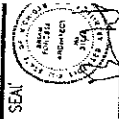
**ROLL CALL VOTE ON CONSENT AGENDA MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER WROBEL:**

**Motion to approve the Consent Agenda. *Motion carried 8-0.***

**REDUCED SITE PLAN**

PROJECT:  
PROPOSED NEW OFFICE  
BUILDING  
**Quadrants Professional  
Office Center**  
SITE ADDRESS:  
MEADOWBROOK ROAD  
MVA, MI

SHEET NAME:  
ARCHITECTURAL  
SITE PLAN



- PRELIMINARY
- SITE PLAN APPROVAL
- ISSUED FOR PERMIT
- FOR CONSTRUCTION

REVISIONS:

1	11.05.2004
2	11.16.2004
3	04.07.2005
4	05.04.2005
5	08.15.2005
6	11.04.2005
7	12.14.2005
8	

DATE:  
11.05.2004

PROJECT NO.:  
**4106**

SHEET NO.:  
**A1 of 10**

**A1.102 NEW PARKING CALCULATIONS**  
GENERAL PROFESSIONAL OFFICE BUILDING PER 119 SF  
FOR BUILDINGS GREATER THAN 5000 SF.  
GROSS AREA: 81,840 SF  
NON-PARKABLE AREA: 1,400 SF  
(ELEVATORS, STAIRS, RESTROOMS, UTILITY ROOMS, ETC.)  
USABLE AREA: 15790 SF  
15790 SF / 170 SF = 93 SPACES  
SPACES REQUIRED: 93  
PROPOSED SPACES: 100  
BARRETT-FREE SPACES: 8000-4  
1) 100% ACCESSIBLE

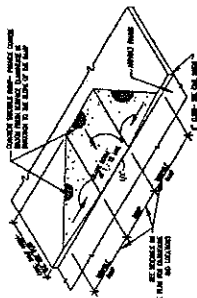
**A1.102 EXIST. PARKING CALCULATIONS**  
GENERAL OFFICES: 1 PARKING SPACE PER 222 SF  
GROSS OFFICE AREA: 12,000 SF  
12,000 SF / 222 SF = 54 SPACES  
WAREHOUSES: 1 PARKING SPACE PER 700 SF  
GROSS WAREHOUSE AREA: 3,000 SF  
3,000 SF / 700 SF = 4 SPACES  
PILING WAREHOUSE AREA: 7,000 SF  
7,000 SF / 700 SF = 10 SPACES  
SPACES REQUIRED: 68  
PROPOSED SPACES: 100

NOTE: 1. EXISTING PARKING SPACES SHALL BE SHOWN.  
2. NEW PARKING SPACES ARE USED IN CALCULATING EXIST. SPACES FOR EXIST. BLDG. USE ONLY.

**A1.107 BARRIER FREE SIGN**  
SCALE: NTS

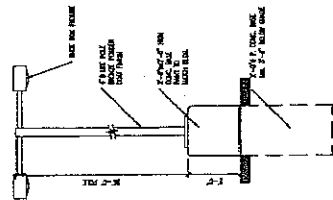
NO SIGNS ARE PROPOSED AS PART OF THIS SITE PLAN APPROVAL. ALL SIGNAGE TO BE APPROVED AND ERECTED BY OTHERS UNDER SEPARATE PERMIT.

ALL UTILITIES TO BE LOCATED UNDERGROUND—SEE CIVIL DWGS.

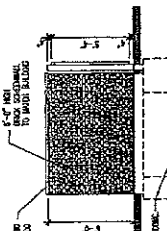


**A1.106 RAMP DETAIL**  
SCALE: NTS

ONLY EXISTING UTILITIES FOR EXISTING BUILDINGS SHALL BE USED WITH EXISTING INFRASTRUCTURE. ALL NEW UTILITIES SHALL BE UNDERGROUND.



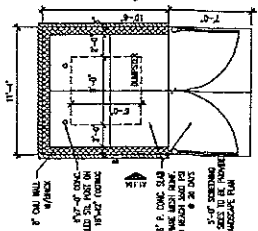
**A1.105 LIGHT POLE DETAIL**  
SCALE: NTS



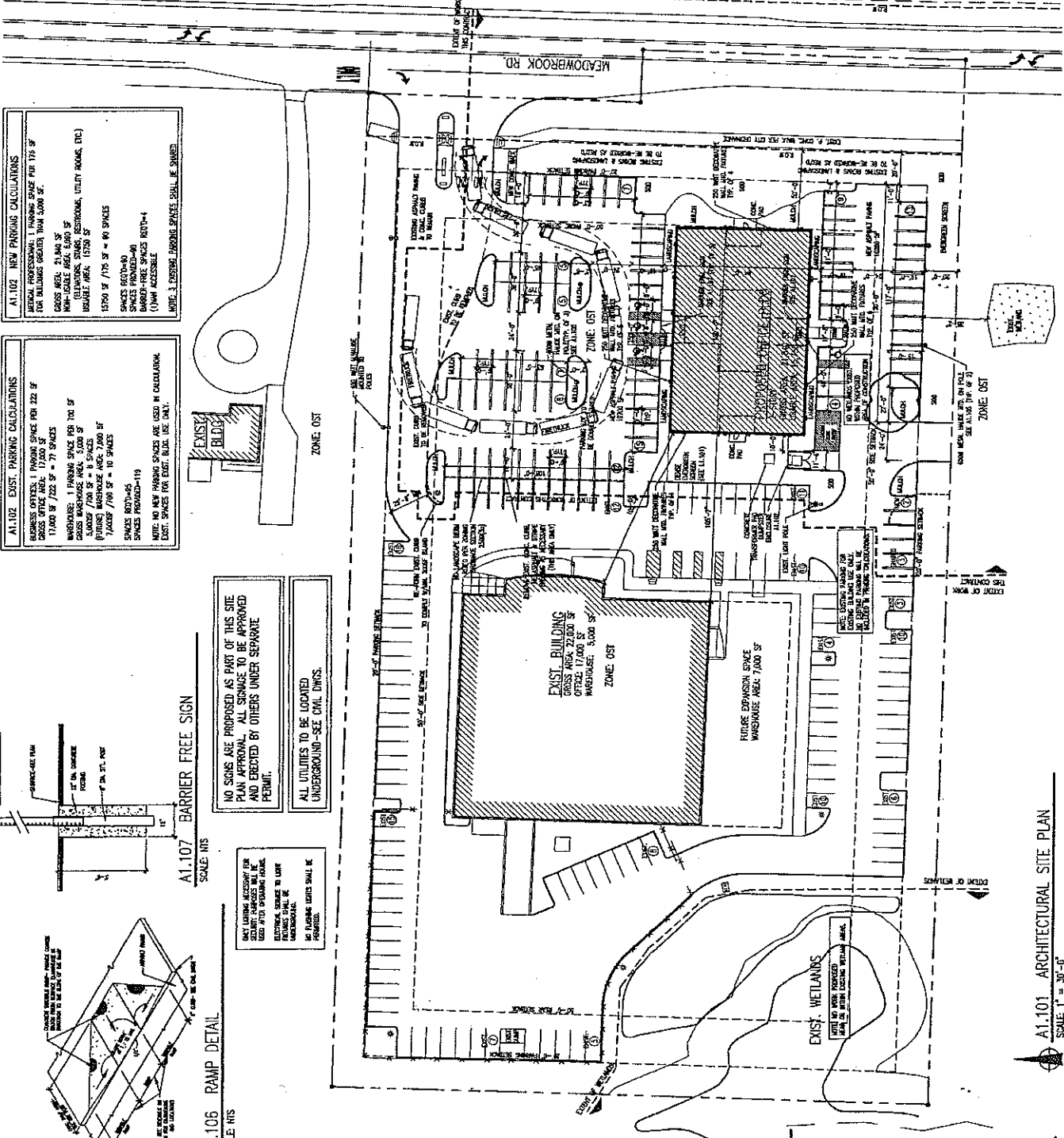
**A1.104 DUMPSTER ENCLOSURE ELEV.**  
SCALE: NTS



**A1.103 DUMPSTER ENCLOSURE ELEV.**  
SCALE: NTS



**A1.102 DUMPSTER ENCLOSURE PLAN**  
SCALE: NTS



**A1.101 ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 30'-0"