

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
THRU: BARBARA MCBETH, AICP, COMMUNITY DEVELOPMENT
DEPARTMENT DEPUTY DIRECTOR
FROM: KAREN REINOWSKI, AICP, PCP, PLANNER
SUBJECT: EXTENSION OF PRELIMINARY SITE PLAN, TEMPERFORM
CORPORATION ADDITIONS, SP06-54A
DATE: MARCH 18, 2008

The proposed addition to the Temperform Corporation, Site Plan 06-54A, is the request of Mr. A.J. Bartoletto of Temperform Corporation. The plan is for a 3,254 square foot shop addition and a 10,656 square foot warehouse/office addition to their existing facility, located on the south side of Trans-X Drive, east of Novi Road, in the I-2, General Industrial Zoning District. The Planning Commission reviewed the Preliminary Site Plan on April 11, 2007 and approved the plans, subject to a number of conditions.

The applicant requests a one-year extension for the approved Preliminary Site Plan in a letter dated March 4, 2008 (see attached). This is the first extension request for Temperform Corporation. 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 Preliminary Site Plan extension.**

If you have any questions prior to the meeting, please contact me at 248-347-0484.



March 4, 2008

City of Novi
45175 West 10 Mile Road
Novi, MI 48375

Attn: Barbara McBeth
Planning Director

Dear Ms. McBeth:

As you know the Temperform Preliminary Site Plan and related plans were approved by the Planning Commission on April 11, 2007. The expiration date for these approvals is April 11, 2008. We have recently submitted plans and application for a building permit and continue to pursue Final Site Plan approval as we discussed during our February 7, 2008 meeting.

We are unsure that Final Site Plan approval will be issued by the time of the expiration date of the Preliminary Site Plan.

Accordingly, please place this project on the next available Planning Commission agenda for a 1-year extension of the Preliminary Site Plan approval and all other related approvals that were issued by the Planning Commission during their 2007 meeting.

Please advise if you require additional plan sets.

Regards,
TEMPERFORM CORPORATION

A.J. Bartoletto
Chairman-CEO



**EXCERPT FROM PLANNING COMMISSION MEETING OF APRIL 11, 2007
PRELIMINARY SITE PLAN APPROVAL**

EXCERPT FROM:

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 11, 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, Michael Lynch, Mark Pehrson, Wayne Wrobel

Absent: Members David Lipski, Michael Meyer (excused), Andrew Gutman (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development, Tim Schmitt, Planner; David Beschke, Landscape Architect; Ben Croy, Engineer; Tom Schultz, City Attorney

PUBLIC HEARINGS

1. TEMPERFORM CORPORATION ADDITION, SITE PLAN NUMBER 06-54A

The Public Hearing was opened on the request of A. J. Bartoletto, of Temperform Corp., for Preliminary Site Plan, Stormwater Management Plan, Woodland Permit, and Wetland Permit approval. The subject property is located in Section 23, east of Novi Road, south of Trans-X Drive, in the I-2, General Industrial District. The subject property is 4.884 acres and the Applicant is proposing to construct two additions to the existing Temperform Corporation buildings.

Planner Tim Schmitt described the project. Main Street Village 2 Apartments are across the street. There is a DTE substation in the area. Rainbow Coatings is near the subject parcel. The railroad tracks abut the property, and on the other side are the Michigan Cat property and vacant land.

There are regulated woodlands and wetlands along the railroad tracks. There is also the Applicant's detention basin outletting into the stream.

The Master Plan calls for Light Industrial uses for the property, consistent with the properties to the south and west. To the north and east is the Town Center designation. The property is zoned I-2, as are the properties to the north, south and west. To the east is TC-1. The apartments are zoned RM-2.

The Applicant is proposing a foundry addition for the back building. The front building will receive the warehouse addition, which also has a small amount of office space. The Applicant will also build a new parking lot on the south end of the site. The detention basin will be modified.

The wetland and woodland reviews can recommend approval subject to minor items being addressed at the time of Final Site Plan submittal. The Landscape Review, Traffic Review and Engineering Review all indicate that there are items to be addressed on the next submittal. The

Applicant must get a landbanked parking plan approved to receive a positive recommendation from the Planning Review. The Applicant's proposal for landbanking is acceptable and the Planning Commission is asked to consider it.

The Fire Marshal has rejected the plan based on a March 7, 2007 letter. The access along the south side of the building is near a substantial grade change. The pavement does not match up. The solution proposed by the Applicant, and since agreed to by the Fire Marshal, is to slide the building forward in order to provide a direct connection on the same grade around the rear of the building. Now a ZBA variance is required for the lack of front yard setback – 100 feet is required and the Applicant is deficient by about thirty feet. Other options include reducing the warehouse space, which may render the plan unusable. The Applicant is choosing to seek the variance, and the Fire Marshal can support this request. The Planning Commission should stipulate "Alternative A" in an approving motion.

George Thomas, Director of Product Assurance, Temperform, offered to answer any questions that the Planning Commission might have. He described the site for the Planning Commission. He explained the setback request. He said the change would provide an "architectural step." He stated that the proposal will match the existing warehouse and the same look will be used on the new façade. He said that the design of the site has quite a bit of greenery and most people don't even realize there is a plant on this site. Mr. Thomas said that none of the design solutions completely answer the Fire Marshal's request. The only way to give him all-around access is to move the building forward and the Fire Marshal said he supported that concept. He said that the detention pond was enlarged to address the City's drainage needs, and that is what has caused this "trap."

Member Pehrson read the correspondence into the record:

Joseph Evangelista, 46850 Grand River: Approved of the addition.

Chair Cassis closed the Public Hearing.

Member Avdoulos felt comfortable with the plan, noting that the Applicant has stated that he would address the outstanding issues. He did not have an issue with the ZBA granting the variance for the setback issue. The building as proposed in Alternative A provides safety to the site. The building will be in line with the existing building.

Member Avdoulos likes it when Applicants utilize the parking that they need, and he doesn't have a problem with landbanking requests. He thought this plan was acceptable.

Member Avdoulos understood Mr. Schmitt's woodland comment to mean that the plan could be recommended for approval if the changes were made on the next submittal. Mr. Schmitt responded that lately there have been a number of applicants who have been trying to get on their sites immediately after the preliminary site plan phase. The Woodland Consultant used this method of denial to grab this Applicant's attention. There is not a major concern with the plan, it is just important that the details of the plan are forthcoming – before the environmental pre-construction meeting.

Moved by Member Avdoulos, seconded by Member Pehrson:

In the matter of the request of A. J. Bartoletto of Temperform Corp., for Temperform Building Additions, SP06-54, motion to grant approval of the Preliminary Site Plan subject to: 1) A Zoning Board of Appeals Variance for lack of building setback shown in Alternative A, to allow better Fire Department access to the site; 2) Planning Commission approval of the proposed landbanked parking plan; and 3) Compliance with all conditions

and requirements listed in the Staff and Consultant review letters; for the reason that the plan meets the intent of the Zoning Ordinance.

DISCUSSION

Member Burke asked about outdoor storage. Mr. Schmitt said it is allowed in the Light Industrial district. The chemicals stored outside their building would not likely be allowed to be stored inside. They are considered volatile organics. They are fairly highly flammable. The City is going to look into having the Applicant clean the back side of the building up a bit. The City will keep an eye on this throughout construction.

Member Burke asked about the most southeasterly drive. Mr. Schmitt said that this is the area of the parking lot expansion and that the debris in this area will indeed be cleaned up.

Member Burke asked about the silt fence erected near the forklift and loading dock area. He said that they recycle their sand, and then it is removed. That is the area where the foundry sand is stored until the removal service arrives. Member Burke supported the project.

Member Pehrson asked how many employees work at Temperform. Mr. Thomas said there were 48 employees. There are sixty parking spaces planned. There will be 59 once the alternative design is approved. Member Pehrson supported the project.

Chair Cassis asked what the foundry manufactures. Mr. Thomas said they manufacture engineered products made of stainless steel for the mining, cement and petrol-chemical industries. They are considered an engineered castings operation. All of their jobs are custom, small runs. Their product is resistant to high temperatures and corrosion. Their customers are all over the United States. They also have customers in the Caribbean and Canada. They are very well known in the industries and have been a business for over 37 years.

ROLL CALL VOTE ON TEMPERFORM, SP06-54, PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER PEHRSON:

In the matter of the request of A. J. Bartoletto of Temperform Corp., for Temperform Building Additions, SP06-54, motion to grant approval of the Preliminary Site Plan subject to: 1) A Zoning Board of Appeals Variance for lack of building setback shown in Alternative A, to allow better Fire Department access to the site; 2) Planning Commission approval of the proposed landbanked parking plan; and 3) Compliance with all conditions and requirements listed in the Staff and Consultant review letters; for the reason that the plan meets the intent of the Zoning Ordinance. *Motion carried 6-0.*

Moved by Member Avdoulos, seconded by Member Pehrson:

ROLL CALL VOTE ON TEMPERFORM, SP06-54, WOODLAND PERMIT APPROVAL MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER PEHRSON:

In the matter of the request of A. J. Bartoletto of Temperform Corp., for Temperform Building Additions, SP06-54, motion to grant approval of the Woodland Permit subject to: 1) The Applicant providing all necessary woodland information prior to the environmental pre-construction meeting being held; and 2) Compliance with all conditions and requirements listed in the Staff and Consultant review letters; for the reason that the plan meets the intent of the Woodland Ordinance. *Motion carried 6-0.*

Moved by Member Avdoulos, seconded by Member Pehrson:

**ROLL CALL VOTE ON TEMPERFORM, SP06-54, WETLAND PERMIT APPROVAL MOTION
MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER PEHRSON:**

In the matter of the request of A. J. Bartoletto of Temperform Corp., for Temperform Building Additions, SP06-54, motion to grant approval of the Wetland Permit subject to compliance with all conditions and requirements listed in the Staff and Consultant review letters; for the reason that the plan meets the intent of the Zoning Ordinance. *Motion carried 6-0.*

Moved by Member Avdoulos, seconded by Member Pehrson:

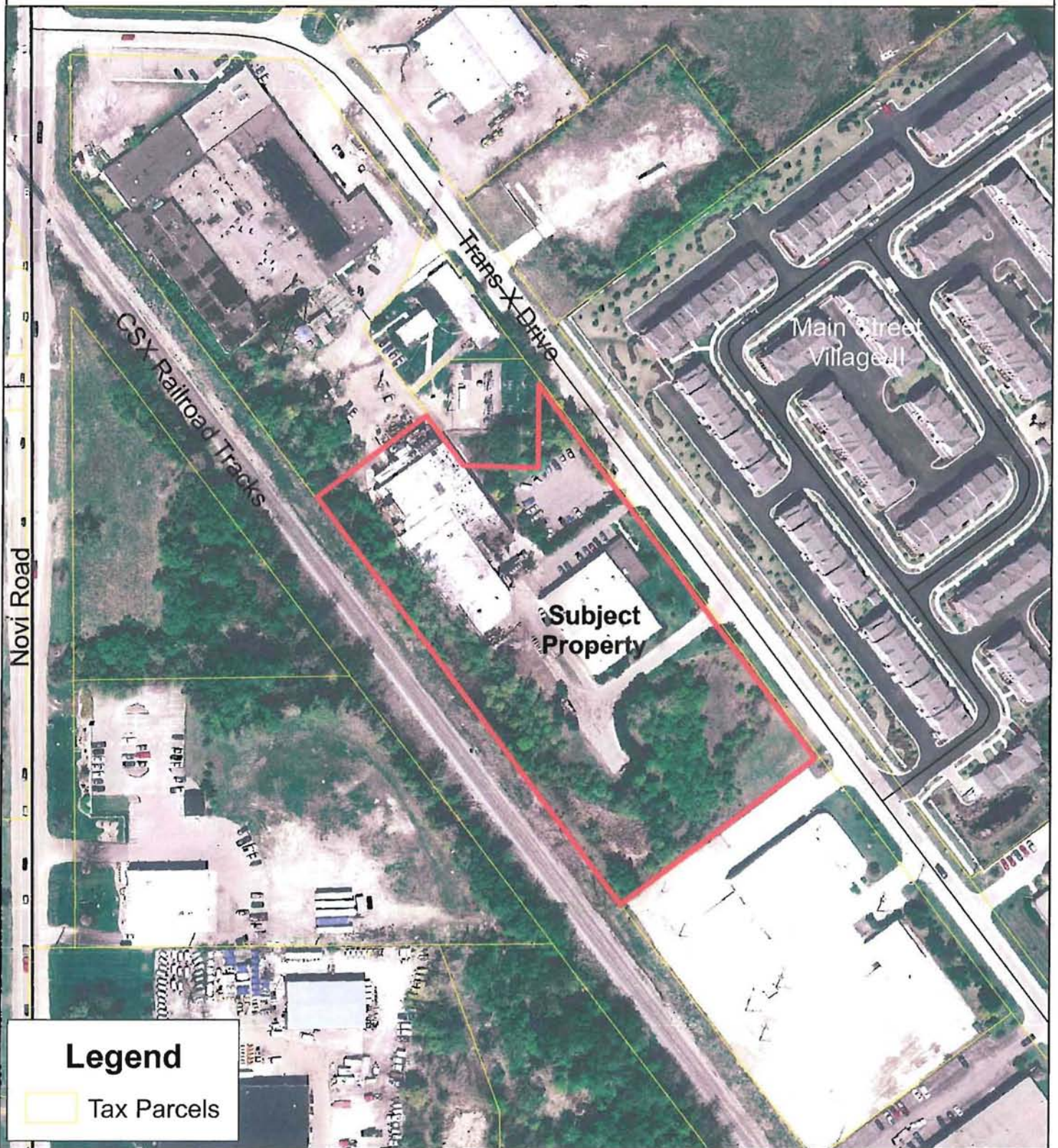
**ROLL CALL VOTE ON TEMPERFORM, SP06-54, STORMWATER MANAGEMENT PLAN
APPROVAL MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER
PEHRSON:**

In the matter of the request of A. J. Bartoletto of Temperform Corp., for Temperform Building Additions, SP06-54, motion to grant approval of the Stormwater Management Plan subject to compliance with all conditions and requirements listed in the Staff and Consultant review letters; for the reason that the plan meets the intent of the Stormwater Management Plan. *Motion carried 6-0.*

LOCATION MAP

SP06-54 Temperform Corporation Building Additions

Aerial Photo of Subject Properties

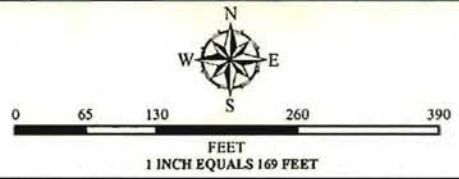


Legend

Tax Parcels



CITY OF NOVI
 PLAN REVIEW CENTER
 Timothy R. Schmitt, AICP
 NOVI CITY HALL/CIVIC CENTER
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-3279
 WWW.CI.NOVI.MI.US



MAP INTERPRETATION NOTICE
 Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

REDUCED SITE PLAN

