

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

May 2, 2008

Engineering Review
Corrigan Warehouse Addition
SP #08-15

Petitioner

Schonscheck, Inc.

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: North side of Grand River, east of Taft Road.
- Site Size: 18.97 acres
- Plan Date: April 4, 2008

Project Summary

- Construction of an addition along the west side of the existing building, along with some parking and additional paving. Site access would remain unchanged.
- A second connection will be made to the 16-inch water main along the south side of Grand River. Water main will be extended along the west side of the property to provide a hydrant at the northwest corner of the site. Main will also be extended east to connect to the existing on-site main, creating a looped system.
- Sanitary sewer service will remain unchanged.
- Storm water runoff from the roof and access drive along the west side of the building would sheet flow north to an energy dissipater/spillway and would be routed to the adjacent wetland system through a vegetated swale. A small portion of the new the parking area would be routed to the existing on-site storm water basin. The basin discharges to the Walled Lake Branch of the Middle Rouge River just upstream of the Taft Road Regional Detention Basin. Storm water detention equal to the bankfull volume for the additional impervious area proposed shall be provided.

Recommendation

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended contingent upon the inclusion of a design for an adequate storm water detention facility.

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

General

1. Provide a minimum of two ties to established section or quarter section corners.
2. Provide a general note on the plans that all work shall conform to the current City of Novi standards and specifications.
3. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
4. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
5. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.

Water Main

6. The proposed retaining wall is currently within the proposed water main easement. Therefore, the wall and/or main shall be shifted approximately 5 feet so the wall doesn't conflict with the easement.
7. The 20-foot water main easement is currently cut short at the location of the retaining wall. Also, the water main easement shall be shown on the grading plan sheets.
8. A profile shall be provided for the 8-inch main proposed.

Storm Sewer

9. The storm sewer and manhole details on Sheet C7 shall be removed. The City's standard details shall be used.
10. The flared end section detail on Sheet C7 shall be removed unless one is proposed for this development.

Storm Water Management Plan

11. The easement referenced (Liber 9904 Pg 467) is not a regional storm water detention easement as indicated on the plans. The Taft Road Regional Detention area is downstream of this property. The easement on site is a preservation easement for preservation of the wetland and floodplain and to allow maintenance of the drainage way. All notes and references shall be corrected as appropriate.
12. Since the regional detention basin is not contiguous with this site and storm water is conveyed via open channel between this site and the regional basin, the discharge rate shall be restricted to protect the downstream stream banks. It appears this can be done by retrofitting the existing basin with an outlet control structure to restrict discharge. This can be accomplished by restricting an equivalent volume of the current runoff routed through the basin, as opposed to routing the proposed flow through the basin.

13. At a minimum, the bank full volume for the additional impervious area shall be restricted and released at a controlled rate. If additional capacity exists in the basin beyond the bankfull volume associated with the proposed improvements, the additional volume shall also be incorporated into the design of the outlet control structure.
14. The grading plan and utility plan shall reference the detail for the proposed spillway. It is not clear if the details on Sheets C7 (2 details) and Sheet C8 are for the same area or not. They appear to be for the same thing, but have different specifications.
15. According to the drainage plan, roof drainage will be directed to the fire access drive and/or swale at the northwest corner of the property. All downspouts shall be shown and labeled on the utility plan.
16. Since the flow from the 10-year storm results in a flow of 10.25 CFS being routed to the swale at the northwest corner of the property, the energy dissipater shall be enlarged to ensure it can handle the flow. Consider widening the stoned area to the width of the pavement, and also deepening the area to at least 2 feet. The bottom shall be grouted to prevent scouring.
17. For clarification, highlight the labels in the storm water calculations indicating the tributary areas (i.e. swale or basin).

Paving & Grading

18. The MDOT Type P ramp detail shall be used in place of the ramp detail provided on Sheet C7.

Flood Plain

19. The 100-year floodplain limits shall be more clearly shown and labeled on all appropriate sheets.

The following must be submitted at the time of Final Site Plan submittal:

20. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
21. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. ***The cost estimate must be itemized*** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

The following must be submitted at the time of Stamping Set submittal:

22. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement

is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.

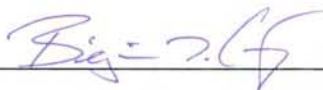
23. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.

The following must be addressed prior to construction:

24. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
25. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
26. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
27. A permit for work within the right-of-way of Grand River must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
28. A permit for work within the right-of-way of Grand River must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
29. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
30. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
31. Partially restricted discharge into a regional detention basin is planned for this site. Therefore, a storm water tap fee will be required prior to the pre-construction meeting. An exact figure will be determined at the time of Final Site Plan approval.
32. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
33. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.

34. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
35. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Benjamin Croy, PE at (248) 735-5635 with any questions or concerns.



cc: Rob Hayes, City Engineer
Karen Reinowski, Community Development Department
Tina Glenn, Water & Sewer Dept.

FAÇADE REVIEW

METCO SERVICES, INC.

ENGINEERS, ARCHITECTS, & SURVEYORS

23917 Cass St. · Farmington · Michigan · 48335 · (248) 478-3423 · Fax (248) 478-5656

May 7, 2008

City of Novi Planning Department
45175 W. 10 Mile Rd.
Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Deputy Director Community Development

Re: **FACADE ORDINANCE – Preliminary Site Plan Review**
Corrigan Worldwide, Warehouse Addition
SP08-15
Façade Region: 1 (Grand Rive Ave.)
Zoning District: I-1
Project Size: 53,680 Sq. Ft. Addition (Proposed total building: 159,680 Sq. Ft.)

Dear Ms. McBeth:

The following is the Façade Review for preliminary site plan review regarding the drawings prepared by Schonscheck Inc., dated April 4, 2008 for compliance with Novi Ordinance 2520; the Façade Ordinance. The percentages of materials proposed are as shown below. A "check" by the percentage signifies that the range is within the ordinance guidelines, while an "x" indicates an overage. The maximum percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column.

Drawings Dated 4-4-08	NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	ORDINANCE MAXIMUM
SPLIT FACE C.M.U.	33.1% X	32.0% X	N/A	37.0% X	10%
RIBBED METAL PANELS	66.9% X	68.0% X	N/A	63.0% X	0%

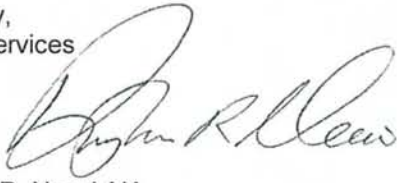
Recommendations:

1. In Region 1, only 10% of each façade may be composed of split faced C.M.U. and ribbed metal panels are prohibited. The Façade Ordinance (Sec. 2520, Item #7) states that existing materials may be used as a continuation of the existing building as long as the texture, color, size, and location are consistent with the existing materials. The applicant has referenced this condition and has designed the addition to appear as part of the original design.
2. It appears that some exposed poured concrete material is planned on the West façade where the finish grade is sloping. Poured Concrete is a prohibited material in façade region 1. Step foundation accordingly to have the C.M.U. follow the finish grade.
3. A materials sample board will not be required for this project because the exact materials are utilized (based on color, texture, and manufacture). A visual façade inspection will be required and will use the existing building's materials as reference. (Section 2520, Item 4e)
4. All mechanical equipment shall be screened from view. (Section 2520, Item 3)
5. The dumpster enclosure and any retaining walls are regulated by the ordinance. The materials used should match the building, based on color, texture, and materials. (Section 2520, Item 1)

It is our recommendation that the proposed building meets the intent and purpose of the façade ordinance and that a Section 9 Waiver is not required, contingent upon items 1 and 2.

If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,
Metco Services

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, with the first name being the most prominent.

Douglas R. Necci AIA

FIRE REVIEW



May 2, 2008

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager
Clay J. Pearson

Fire Chief
Frank Smith

Deputy Fire Chief
Jeffrey Johnson

TO: Barbara McBeth, Deputy Director
Community Development, City of Novi

RE: Corrigan Warehouse Addition, SP 08-15, Preliminary Site Plan
Fire Department Review

Dear Ms. McBeth,

The above plan has been reviewed and is **Recommended for Approval** with the following items being corrected on the next plan submittal.

1. The existing gravel drive at the west property line does not appear to be adequate to support a fire apparatus (35 tons as per the Design & Construction Standards). It is unclear on why the original project was built with only one access point. However, the addition needs to adhere to the current standards. A secondary access drive is required unless a waiver is granted.
2. The fire lane access drive along the west side of the proposed warehouse addition provides adequate access to the building. However, since the drive is greater than 150' in length, a turn around shall be provided at the end of the drive.
3. A pedestrian walkway shall be provided from the end of the west fire land drive to the door on the north side of the building.

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

Novi Fire Department
42975 Grand River Ave.
Novi, Michigan 48375
248.349-2162
248.349-1724 fax

cityofnovi.org

APPLICANT RESPONSE LETTER(S)

May 13, 2008

City of Novi
Planning Division
45175 West Ten Mile Road
Novi, MI 48375

Attn: Ms. Karen Reinowski, AICP, PCP
Planner

Re: Corrigan World Wide – Warehouse Addition
Preliminary SPA Response Letter
SP #08-15

Dear Ms. Reinowski:

This letter is to address the outstanding issues and concerns addressed in the following consultant review letters:

- Planning Review from the City of Novi dated May 7, 2008
- Engineering Review from the City of Novi dated May 2, 2008
- Preliminary Landscape Review from the City of Novi dated April 15, 2008
- Wetland Preliminary Site Plan Review from ECT dated May 2, 2008
- Façade Ordinance Preliminary SPA Review from Metco Services, Inc. dated May 7, 2008
- Traffic Engineering Review Letter from OHM Engineering Advisors dated May 7, 2008
- Fire Department Review from the City of Novi dated May 2, 2008

Planning Review:

Recommendation:

1. The site plan drawings will be revised to show the existing parking area with a total of (72) spaces. The existing handicap parking spaces will be restriped, relocated and resigned to meet current standards. The attached aerial photograph shows the existing onsite parking layout. Along the south side of the building there are actually (17) existing parking spaces, not (15) as shown on the previous submittal. Also, the parking area at the southeast corner of the building contains (3) spaces, not (2) as shown in the previous submittal. After restriping, the existing site will contain (72) parking spaces. The required parking based on the 1997 approval was (71) spaces. Sheet AS-110 has been updated to reflect this information.
2. Additional parking spaces have been added to comply with this requirement. See sheet AS-110 for proposed layout of paved, landbanked and surplus parking areas.

3. It is understood the Planning Commission will need to approve the parking in the front yard. For clarity, dimensions have been added to show that the parking in the front yard does not exceed the maximum requirements of the zoning ordinance.
4. It is understood the Planning Commission will need to approve the (40) surplus parking spaces.
5. It is understood the Planning Commission will need to approve the (19) landbanked parking spaces.

Comments:

1. The existing site was unanimously approved on July 2, 1997.
2. The parking calculations have been revised to show two different sets for calculations; for the original building and for the proposed addition. It is understood the ordinance has been revised since 1997 and new standards now apply for the addition.
3. The revised site plan shows a total of (77) spaces to be added for the proposed warehouse addition; (18) to be paved, (19) to be landbanked and (40) to be in a surplus area. In addition, the original (71) paved spaces and (60) landbanked spaces have been shown. The revised plan shows a total of (216) available spaces.
4. The area calculations for the front yard parking have been shown on sheet AS-110. The proposed parking plan including all paved, landbanked and surplus parking would be 26.1% of the front yard. Proposed berm and landscape enhancements are proposed to the front yard along Grand River Avenue. No additional site lighting is proposed at this time, other than required egress lighting at the emergency exit doors. It is understood the Planning Commission will need to approve parking in the front yard.
5. The zoning designation for the site north of this development will be changed to I-1 on all sheets.
6. The Planning Review Summary Chart contains the following issues that will be addressed:
 - The Planning Commission will need to approve parking in the front yard
 - The parking lot calculations have been revised to reflect the requirements of the chart. See updated Sheet AS-110.
 - The parking lot island has been revised to be three feet shorter than the stall length.
 - The proposed location and details of all onsite signage will be shown on the plans and meet the requirements and specifications of the City of Novi.
 - The lighting above all emergency exit manddoors will be shown on the plans. A cut sheet for the lighting will be supplied for review and approval.

Engineering Review:

Comments:

1. A minimum of two ties to establish section or quarter corners will be shown on the plans.
2. A general note will be added to the plans that all work is to conform to the City of Novi's standards and specifications.
3. The City standard detail sheets will be included with the Final Stamping Set.
4. A traffic control sign table will be shown on the plans listing the quantities and type of each sign. All signage will comply with the current MMUTCD Standards.
5. A construction material table will be shown on the Utility Plan listing the quantity and material type for each utility.
6. The proposed retaining wall will be shifted approximately 5 feet to the west to accommodate the watermain easement.
7. The watermain easement will be more clearly shown on the Utility Plans and Grading Plans.
8. A profile for the 8" watermain will be shown.
9. The storm sewer details on Sheet C7 will be removed and replaced with the City's standard details.
10. The flared end section detail on sheet C7 will be removed.
11. All notes regarding the Taft Road Regional Detention area will be removed from the plans.
12. The existing outlet control structure in the existing detention basin will be modified to restrict discharge to an equivalent volume of the current runoff routed through the basin.
13. The bank full volume for the additional impervious area will be restricted and released at a controlled rate.
14. The Grading Plan and Utility Plan will reference the detail for the proposed spillway. The specifications for the detail will be coordinated throughout the set.
15. All proposed downspouts will be shown and labeled on the utility plan.
16. The scour detail will be revised to be deeper and wider along the centerline of the swale to accommodate the flow. The bottom will be grouted to prevent scouring.
17. The labels in the stormwater calculations will be highlighted indicating the tributary areas.
18. The ramp detail on sheet C7 will be replaced to conform to the City's referenced MDOT standard.
19. The 100-year floodplain line will be shown clearer on all site plan sheets.

Items #20 through #35 will be addressed upon approval from the Planning Commission.

Preliminary Landscape Review:

Residential Adjacent to Non-Residential:

1. The property is not adjacent to residentially zoned or used property.

Adjacent to Rights-of-Way:

1. A minimum 3' high berm with a 3' crest is proposed along the front yard of Grand River Avenue. A cross section of the berm will be provided.
2. The requirements for Canopy/Large Evergreen Greenbelt plantings have been met.
3. The requirements for Sub-Canopy Greenbelt plantings have been met.
4. The requirements for Canopy Street Trees have been met. It is understood the approval from the RCOC is required prior to installation.

Parking Area Landscape Requirements:

1. The requirements for Interior Parking Lot Landscape Area have been met. Please note that under the Planning Review Summary Chart, the landscape island needs to be reduced in length. The proposed island will be increased in size to maintain the minimum area required for islands.
2. The requirements for Interior Parking Lot Canopy Trees have been met. If the landbanked parking area needs to be developed in the future, the landscaping will be modified at that time to accommodate the new spaces.
3. The requirements for Perimeter Canopy Trees have been met.

Building Perimeter Landscaping:

1. The building perimeter of the new addition will be provided with planted greenspace in compliance with the ordinance for the front, or any, facades visible from the public street.
2. Additional plantings will be proposed along the front of the building addition.
3. The requirements for Building Foundation Landscape Area have been met.

Loading/Unloading Area:

1. The loading zones are not being altered.

Plant List:

1. The required Plant List has been provided.

Plan Notes & Details:

1. The required Landscape Plan Notations and Details have been provided.

Irrigation:

1. All landscaped areas will be irrigated. An irrigation plan will be submitted with the Final Site Plan along with a cost estimate.

The issues on the Landscape Review Summary Chart are addressed within the comments above. It is the intent of the client to meet these landscape requirements as to not require a waiver from the planning commission.

Wetland Preliminary Site Plan Review:

Recommendations and Conditions:

1. The total overall areas for each individual wetland and buffer zone will be shown on the plans.
2. The proposed wetland buffer impact quantities, both permanent and temporary, will be shown on the plans. Please note that due to the Fire Department review below, the temporary disturbance referenced will more than likely be replaced with a permanent disturbance to install the secondary fire lane access drive.
3. The nomenclature for the identification of the wetlands will be coordinated on the plans and reports.
4. With City of Novi engineering conceptual approval, a swale will be added to the existing detention pond to divert storm water to the wetland east of the pond. Required temporary impacts will be identified for review and approval.
5. All temporary wetland buffer impacts will be restored in accordance with the City of Novi requirements.
6. The cost estimate for any wetland buffer restoration will be included on the plans.
7. The expected wetland review fees have been noted.

This project has been submitted to the MDEQ and a Public Notice has been issued. The project has been assigned to Melanie Foose of the Warren office. It has been assigned a file number of 08-63-0052-P.

Facade Ordinance Preliminary Site Plan Review:

Recommendations:

1. The proposed warehouse addition will match the character and color pallet of the original building in compliance with Section 2520, Item #7 of the Zoning Ordinance.
2. The exposed poured concrete foundation wall will be revised to reflect a split-face c.m.u. wall to match the adjacent material. The poured concrete foundation wall will be below grade.
3. It is understood a material sample board and color rendering are not required for this project. An onsite visual inspection will be used to determine the building materials compliance.
4. No roof mounted mechanical equipment is proposed. It is understood that if there is roof-mounted equipment, it will need to be screened from view.
5. There is no dumpster enclosure proposed for this addition. The retaining wall material, color and texture will match the character of the main building.

It is understood this proposed addition does not require a Section 9 Waiver, contingent on Items #1 & #2.

Traffic Engineering Review Letter:

Site Plan Corrections:

1. In the Pre-Application Meeting, it was noted the existing handicap parking stalls should be restriped and relocated to meet current standards. Sheet C2 inadvertently superimposes the existing parking spaces with the proposed parking spaces. The updated Sheet AS-110 shows the final proposed parking layout. All future site plan sheets will show this configuration. The existing handicap space at the northeast building entrance will be relocated to be adjacent to the building at the end of the existing handicap ramp.
2. The ramp detail on sheet C7 will be replaced to conform to the City's referenced MDOT standard.
3. Additional sidewalks will be added to the emergency egress doors along the west side of the addition to the fire lane. The egress door on the north side of the building will be relocated to the west as to not interfere with the wetland buffer. A sidewalk from this door to the fire lane will be added.
4. The proposed site will contain (89) paved parking spaces of which (4) will be designated barrier free. Of the (4) barrier free spaces, two will be "van accessible". Sheet AS-110 has been updated to reflect this information.
5. The barrier free parking signage will be located and detailed on the plans. It will conform to MMUTCD standards and be shown on Sheet C7. The fire lane signage will be shown in plan and detailed on sheet C7. It will comply with R7-9a MOD.
6. The mounting height to the bottom of the signs will be revised to show a dimension of 7'-0".
7. A traffic sign quantity table will be added to the plans showing the description, sign code, dimensions and quantities of each proposed sign.
8. A crosshatch pavement marking will be shown to delineate all barrier free parking aisles.

Fire Department Review:

1. The existing gravel drive will be replaced with a secondary paved access drive in compliance with the minimum standards of the City of Novi. Dual sided fire lane signs will be placed at 75' o.c. along the east side of the drive.
2. After discussion with Fire Marshal Mike Evans, it is understood the turn-around would not be possible due to topography, wetland limits, proximity to the property line and retaining walls. The applicant is requesting a waiver from this requirement. Additional drawings will be provided to show the site conflicts for this requirement.
3. The emergency egress door along the north wall will be relocated to the west as to not interfere with the wetland buffer. A concrete walk will be added from the door to the fire lane.

Corrigan World Wide – Warehouse Addition
Preliminary SPA Response Letter
SP #08-15
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Please feel free to contact me with any additional questions or concerns you may have regarding this project.

Very truly yours,

SCHONSHECK, INC.



Steve Pyrkosz AIA
Senior Project Architect

Cc: Paul Corrigan, Corrigan World Wide
Mike Corrigan, Corrigan World Wide
Craig Zokas, Schonscheck, Inc.
Kent Burzynski, Schonscheck, Inc.

Attachments

SP/kb

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**PLANNING COMMISSION MINUTES & COPY OF APPROVED PLAN
CORRIGAN APPROVAL
JULY 2, 1997**

REGULAR MEETING OF THE NOVI PLANNING COMMISSION

WEDNESDAY, JULY 02, 1997 AT 7:30 P.M.

COUNCIL CHAMBERS - NOVI CIVIC CENTER - 45175 WEST TEN MILE ROAD

(248) 347-0475

Meeting called to order at 7:35 p.m. by Vice Chairperson Weddington.

PRESENT: Members Canup, Capello, Hoadley, Watza, Weddington

ABSENT: Members Bononi (excused), Churella (excused), Csordas (excused), Vrettas (excused)

ALSO PRESENT: Planning Consultant Brandon Rogers, Engineering Consultant David Bluhm, Traffic Consultant Rod Arroyo, Assistant City Attorney Dennis Watson, Landscape Architect Linda Lemke, Water Resources Specialist Susan Tepatti, Director of Planning & Community Development Jim Wahl, and Staff Planner Steven Cohen

2. CORRIGAN MOVING SYSTEMS, SP96-41C

Property located north of Grand River Avenue, east of Taft Road for possible Preliminary Site Plan and Wetland Permit approvals.

Don MacMullen of MacMullen Architects, P.C. introduced himself.

James Marshall, Vice President of Corrigan Moving Systems introduced himself.

Mr. Marshall stated the site was a 14 ½ to 15 acre site. He stated it has about 4 acres of wetlands that is not infringed upon. 106,000 square foot storage warehouse is proposed to be built on the northerly end of the property. Access will be off of Grand River where there will be some parking as well as a fire access. He showed the area for truck circulation and office staff parking. Water will come in from Grand River and then looped through an existing vein. Sanitary will come down and go through the wetland, he stated he was currently working with the DEQ to obtain permission to do it. Mr. Marshall stated excel/decel lanes have been provided on Grand River.

Mr. Marshall stated the building will be used for furniture storage. The furniture is put into 7' x 5' x 8 1/2' palettes, they are then stacked three high in the building. The storage comes primarily from international customers. Mr. Marshall stated the north side of the building will be for records storage for commercial customers. He stated there is a 24 hour service and delivery which is serviced by two small trucks.

Brandon Rogers, Planning Consultant stated the plan meets off-street parking, the landbanked option provides additional parking in the event that the building is changed from a warehouse to a more intensive parking demand type use. 60 additional spaces are provided as grass and is developable and meets the setback requirements. The building meets the I-1 District setback standards, no Residential zoning abuts and all application data is provided. In regard to the Landscape Plan, Mr. Rogers stated details will be needed at the time of Final Site Plan submittal. Certain tree species have been changed and the design standards have been met. The Conceptual Facade Plan meets the terms of Section 2520 of the Zoning Ordinance and Doug Necci of JCK concurs as noted in his letter. Mr. Rogers recommended Preliminary Site Plan approval.

Rod Arroyo, Traffic Consultant stated the applicant is proposing one point of access on Grand River Avenue. It has been aligned with the eastern entrance into Little Valley Homes. A deceleration/acceleration lane and passing lane are proposed, which will address the need to remove the right and left turns from the thru traffic stream.

In regard to trip generation, the warehouse can be expected to generate 517 trips during an average day and approximately 70 to 80 trips during the morning and afternoon peak hours. The applicant has submitted an abbreviated traffic study which primarily addresses trip generation information, in the event that the remainder of the site is to develop, then a full traffic study would be required and would need to be submitted with any site plans. Mr. Arroyo indicated that there may need to be some minor modifications to the access point from Grand River and can be addressed at the time of Final Site Plan. Mr. Arroyo recommended approval of the Preliminary Site Plan subject to the comments in his letter.

David Bluhm, Engineering Consultant stated water mains will be extended into the site from the Grand River existing mains and will be run north into the site, along the eastern edge and then east through the wetland area and into water main stubs that have been left off of the Del Wal Development. Sanitary sewer will be extended from the interceptor which runs parallel to the Middle Rouge River, east of the site. County approval will be needed for the sanitary sewer to be run across the wetland to service the building. The site falls from Grand River to the wetland, the low end is at the northeast end corner. The applicant is proposing storm sewers through the parking areas to collect roof drainage from the roof and all impervious surfaces. The storm sewers will direct the discharge to the edge of the wetland on the east side, north of the parking areas. It will be temporarily detained here for sedimentation and water quality purposes and then released into the wetland. The applicant is also proposing gas and oil separators prior to releasing into the temporary sedimentation basins. Mr. Bluhm felt the plan demonstrated engineering feasibility and recommended approval.

In regard to the wetlands, Mr. Bluhm reported that Ms. Tepatti indicated that a wetlands permit is required for the site. There is a large wetland area off to the northeast of the site which wraps around the north side. The permit is required because there are several intrusions into the wetland, the most significant being the utilities that will be run across the wetlands to pick up and bring service to the building. The applicant also proposes to intrude into the buffer area for construction of the north end of the building. Ms. Tepatti also commented that DEQ permits would be required and intrusions into the wetland for the utility extensions would have to be restored to their original conditions. Ms. Tepatti recommended approval.

Chairperson Weddington announced she has received a letter from Michael W. Evans, Fire Marshal for the City of Novi Fire Department which states the above plan has been reviewed and approval is recommended.

Chairperson Weddington announced she has also received a letter from Douglas R. Necci which indicates a Section 4 waiver is not required.

Chairperson Weddington announced it was a Public Hearing and opened the Matter to the Public. Seeing no one she closed the Public Hearing and turned the Matter over to the Commission for Discussion.

DISCUSSION

Member Hoadley asked the applicant if he envisioned 517 trips coming in and out over a 24 hour period and asked if the use would be open 24 hours?

Mr. Marshall answered no. He explained the emergency service for the record storage requires one panel truck. He stated it was only used once every 3 or 4 weeks.

Member Hoadley asked where 517 trips was coming from?

Mr. Arroyo clarified that the use was evaluated as if it were a warehouse. The numbers were produced by using the Institute of Transportation Engineers trip generation factors for a warehouse. Certain warehouses will generate less, but this was based upon the national averages. Mr. Arroyo stated this use could potentially come in as a warehouse and down the road another warehouse user could come into the site and generate something more like the numbers shown.

Member Hoadley asked how many trips per day would the particular use generate per day?

Mr. Marshall answered normally it carries 14 to 16 trucks that leave in the morning

and return in the evening.

Member Hoadley asked how many employees there were?

Mr. Marshall answered, to start there is probably a total of 15 to 18 employees.

Member Hoadley asked how many customers come in and out of the warehouse situation?

Mr. Marshall answered, very few.

Member Hoadley clarified that in actuality the use was looking at a maximum of approximately 100 trips per day. Member Hoadley referred to the impact assessment and expressed concern with some of the statements. He referred to the third page, first sentence which states that no more than 20 gallons of water could be used per day. He did not believe that this was a correct statement and asked for clarification.

Mr. Marshall thought this was a number from the winter, he thought somewhat more water than 20 gallons would be used, however, he stated it is a light usage.

Member Hoadley thought the impact statements should be reviewed and the discrepancies should be brought to the attention ahead of time and those corrections should be made. Member Hoadley referred to page 2 which states the building will not be heated. From a customer concern, he thought there would be tremendous humidity build-up if there was not any type of heating system to reduce it, causing damage to the furniture.

Mr. Marshall stated there were 12 warehouses, one of which was partially heated. He stated the humidity does not seem to be a problem, there are steel buildings in Ann Arbor, Toledo, Grand Rapids, Midland, Auburn Hills, Flint, Dearborn, Romulus and Farmington Hills and none of them are heated.

Member Hoadley asked Mr. Marshall to confirm that he has never had a problem with the humidity nor any damage to furniture or furnishings because of the humidity.

Mr. Marshall answered he has never had a problem.

Member Hoadley asked if severe cold had an effect on the furniture?

Mr. Marshall stated when the containers that the furniture is put into are stacked together, the temperature, other than the outside boxes would not change 10 degrees all year.

Member Hoadley asked to see a color rendering of the facade.

Mr. Marshall did not have a colored rendering.

Member Hoadley stated he would like to see any applicant that comes before the Commission provide a colored rendering so the Commission has an idea of what the facade will look like.

Mr. Marshall stated the description of the building was such that roughly $\frac{3}{4}$ of it was light blue painted metal, the bottom consisted of split block, painted white. The office portion would have a glass facade on the corner, the east side of the building was all block and would be painted the same color as the metal on the three sides.

Member Hoadley asked Mr. Rogers if regular concrete block was allowed?

Mr. Rogers clarified that the applicant was using split face concrete block, ribbed concrete block, cast in place concrete as a base and metal ribbed panel siding. He stated there was no plain CMU block being used.

Member Hoadley stated he was pleased to see this type of project come forward for development. He was sure the development would be an asset to the community.

PM-97-07-186 TO GRANT PRELIMINARY SITE PLAN AND WETLAND APPROVAL FOR CORRIGAN MOVING SYSTEMS SP96-41C

Moved by Hoadley, seconded by Canup, CARRIED UNANIMOUSLY: To grant Preliminary Site Plan and Wetland approval.

DISCUSSION

Member Capello stated there seemed to be a large vacant portion on the parcel in question, between Grand River and the front of the building, he asked if there were any plans for it?

Mr. Marshall stated there is a need for a central headquarters and there has been some discussion about a two story office building on Grand River.

Chairperson Weddington asked Mr. Arroyo if there would be passing lanes and accel/decel lanes?

Mr. Arroyo answered, yes. They are shown on the plan and they will be required. He explained it was to ensure that the curbs could be set so if the road was widened in the future, they would be in the proper location.

VOTE ON PM-97-07-186 CARRIED UNANIMOUSLY

Yes: Capello, Hoadley, Watza, Weddington, Canup

No: None

Member Hoadley asked if the issue of being able to see a color rendering could be made a requirement.

Mr. Arroyo stated it was already a requirement in the Site Plan Manual. The applicant is required to bring a colored site plan, landscape plan and elevation drawing plan at least 24" x 36" in size.

Chairperson Weddington shared the interest of Member Hoadley.

Member Hoadley asked why the applicant was able to come forward without the requirements?

Steve Cohen, Staff Planner stated they are required to bring it to the meeting, they are not required to present it prior to the meeting.

Member Canup suggested that in the future, the Chair ask the petitioner if they have a colored site plan and if they do not, the Commission should not hear the case. He stated if it is written and documented that it is a requirement, the petitioner should be prepared.

Member Hoadley suggested in the future, the petitioner should be postponed and they should be told up front that this is what will happen.

Chairperson Weddington stated it might ensure that it gets to the Planning Commission if it is delivered along with the plans.

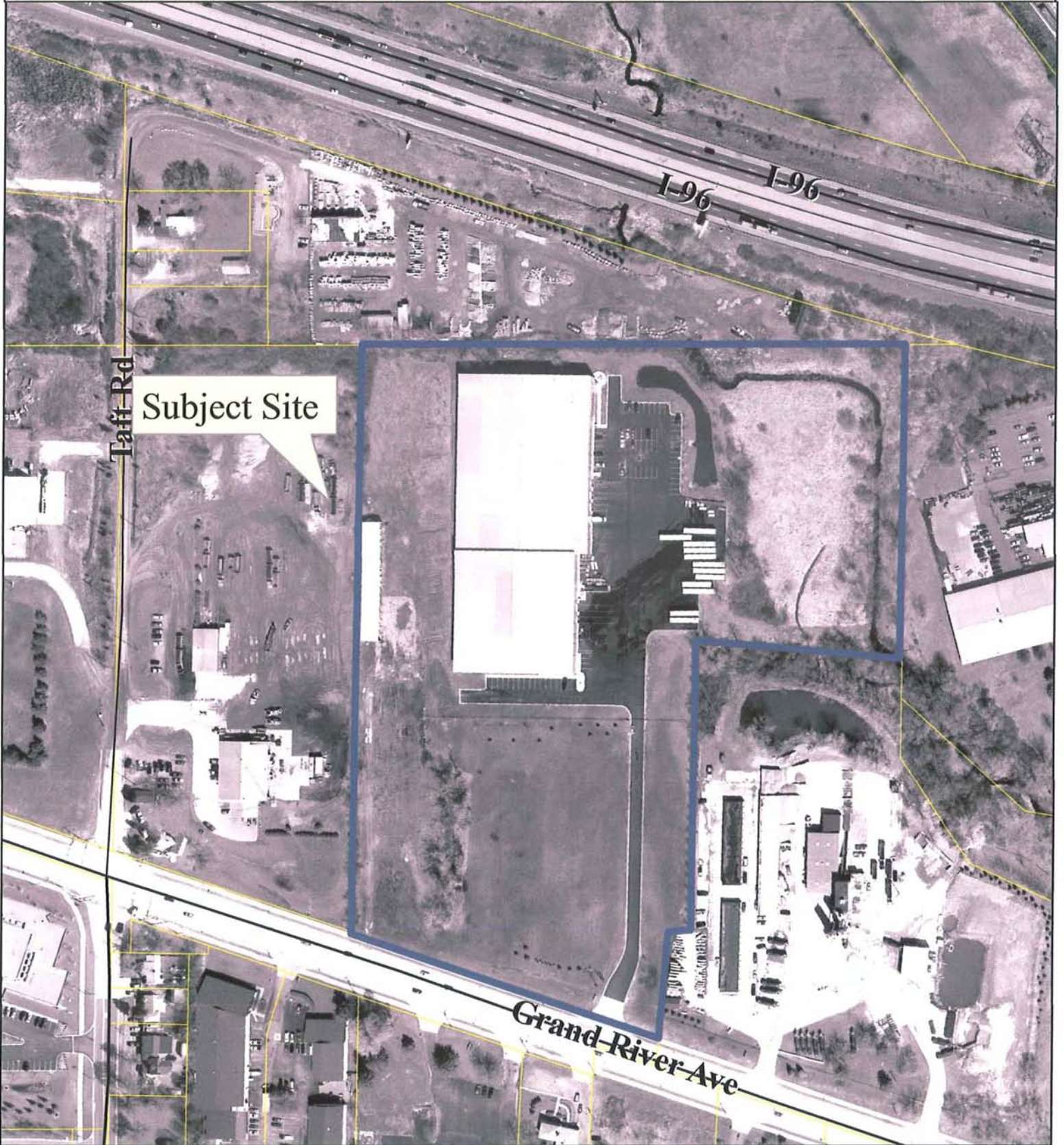
Mr. Arroyo read from the new Site Plan Manual, "a colored site plan shall be furnished to the Planning & Community Development Department prior to the Planning Commission Meeting."

MAPS

**Location/Air Photo
Zoning
Future Land Use**

08-15 Corrigan Worldwide Warehouse Addition

Location Map

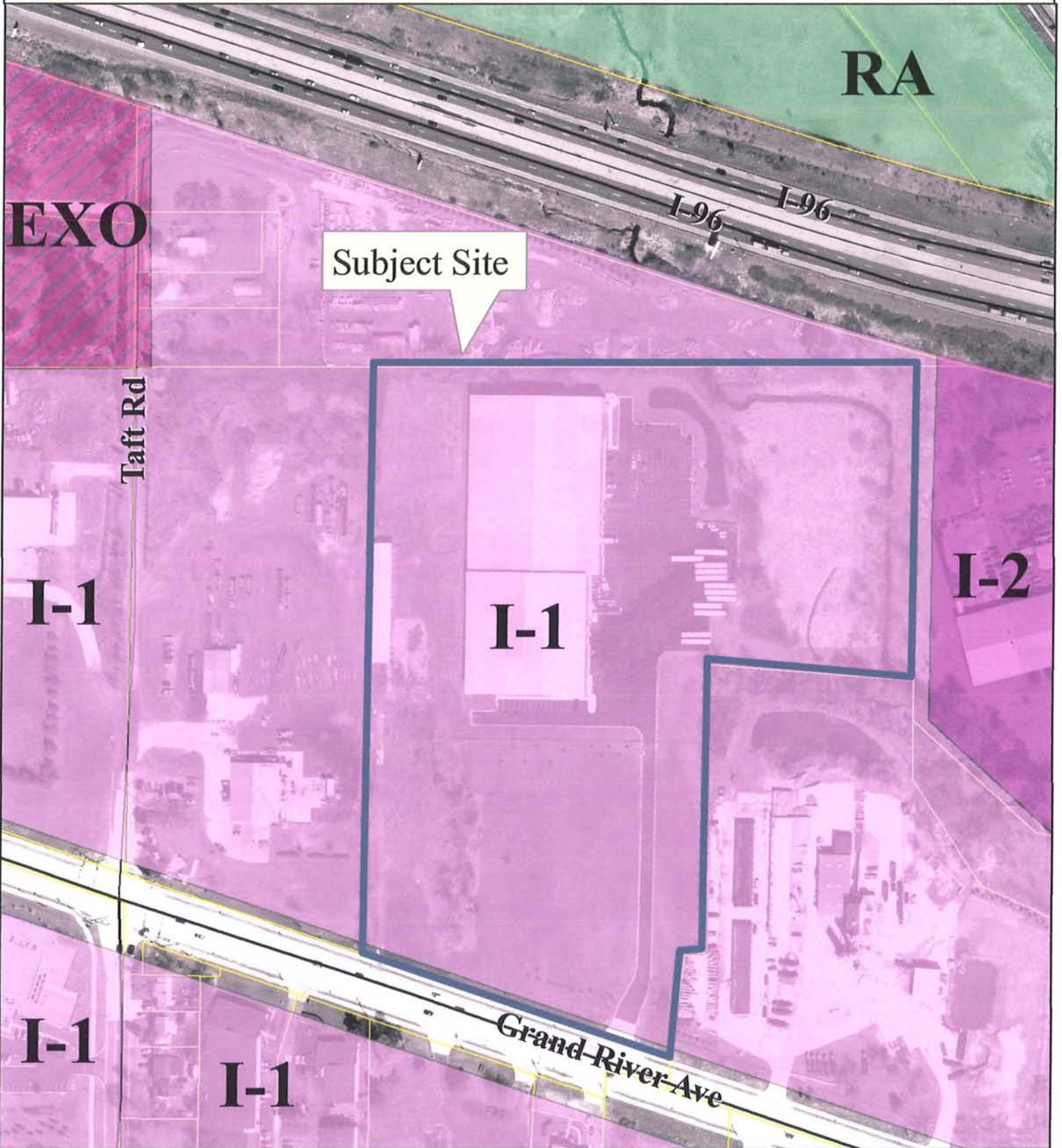


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08-15 Corrigan Worldwide Warehouse Addition
Zoning Map

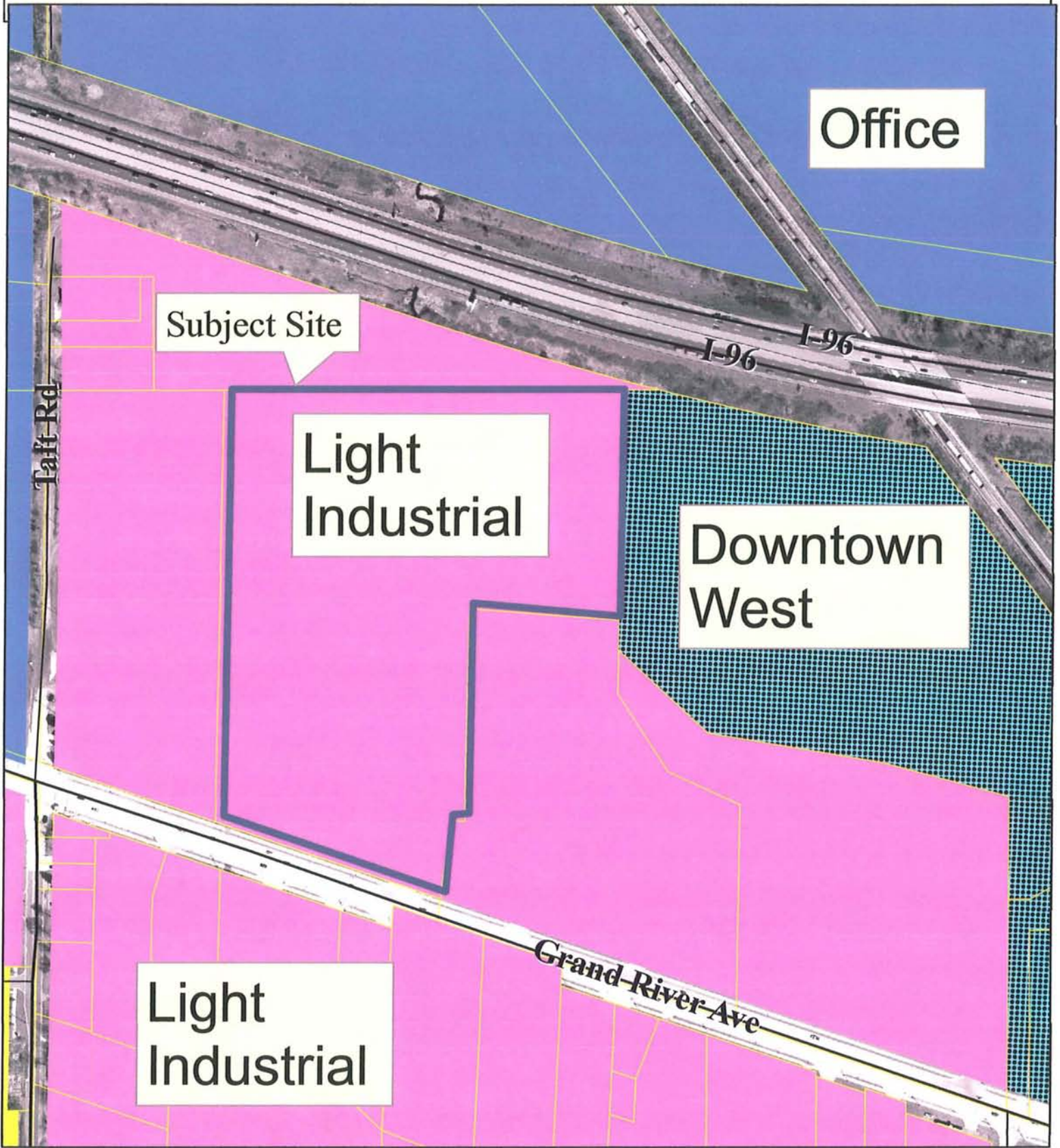


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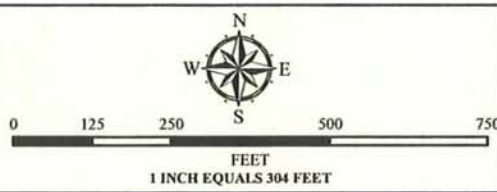


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08-15 Corrigan Worldwide Warehouse Addition
Future Land Use



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REDUCED SITE PLAN

