

MEMORANDUM



TO: BARBARA MCBETH, COMMUNITY DEVELOPMENT DEPUTY
DIRECTOR

FROM: KRISTEN KAPELANSKI, PLANNER

SUBJECT: SP07-45 BECK NORTH CORPORATE PARK UNIT 9
EXTENSION OF PRELIMINARY SITE PLAN APPROVAL

DATE: SEPTEMBER 9, 2008

The subject property is approximately 2.39 acres and the applicant is proposing to construct a 31,156 square foot speculative industrial building in the Beck North Corporate Park. The proposed building will be approximately 30% office use, with the remainder being warehouse use.

Approvals for the project proceeded as follows:

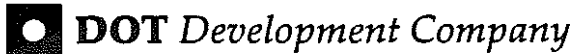
- The Planning Commission granted Stormwater Management Plan approval and Preliminary Site Plan approval, subject to conditions on November 7, 2007.

The applicant has now requested an extension of the Preliminary Site Plan approval. The Zoning ordinance allows for up to three one-year extensions of Preliminary and Final Site Plan approval.

The Community Development Department is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year. Approval of the extension of the Preliminary Site Plan approval is recommended.

Please refer to the attached letter, which requests the extension of the Preliminary Site Plan approval. Also attached are minutes from pertinent Planning Commission meetings, and a reduced copy of the approved Preliminary Site Plan.

LETTER FROM APPLICANT REQUESTING EXTENSION



1000 East Mandoline
Madison Heights, Michigan 48071

Tel: (248) 588-4350
Fax: (248) 588-4353

September 9, 2008

Ms. Angela Pawlowski
Planning Division
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

RE: BECK NORTH CORPORATE PARK UNIT 9, SP07- 45

Dear Ms. Pawlowski

The purpose of this letter is to request an extension of the site plan for the above captioned project. It is my understanding that the current approval is due to expire on November 7, 2008. Due to the sluggish economy in southeastern Michigan we cannot proceed as quickly as we would like. However, we totally intent to proceed after completion of our project on Unit 31.

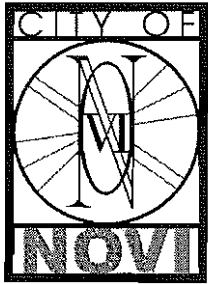
Please present this request to the Planning Commission. We would like to thank you as well as the Planning Commission for your assistance and understanding.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Haber", written over a large, stylized flourish.

Joel H. Haber, Managing Member
Dot Development Company, LLC

**PLANNING COMMISSION MINUTES
PRELIMINARY SITE PLAN APPROVAL
STORMWATER MANAGEMENT PLAN APPROVAL
NOVEMBER 7, 2007**



cityofnovi.org

PLANNING COMMISSION

CITY OF NOVI Regular Meeting

Wednesday, November 7, 2007 | 7 PM
Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:07 PM.

ROLL CALL

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

Also Present: Steve Rumpel, Community Development Director; Barbara McBeth, Deputy Director of Community Development; Karen Reinowski, Planner; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Ben Croy, Civil Engineer; Al Hall, Façade Consultant; Kristin Kolb, City Attorney

PLEDGE OF ALLEGIANCE

Deputy Director of Community Development Barbara McBeth led the meeting in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Avdoulos, seconded by Member Pehrson:

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER PEHRSON:

Motion to approve the November 17, 2007 Agenda. Motion carried 8-0.

1. BECK NORTH CORPORATE PARK UNIT 9, SP07-45

Consideration of the request of DOT Development Company LLC, for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 4, at the northeast corner of Hudson Drive and DeSoto Court in the Beck North Corporate Park. The subject property is approximately 2.39 acres and the Applicant is proposing to construct a 31,156 square foot speculative industrial building.

Planner Kristen Kapelanski described the project. The site is bordered by vacant sites to the north, east and south, and an office/warehouse use to the west. The area is zoned Light Industrial and master planned for Light Industrial. There are no natural features on the site.

The Planning Review indicates the plan is generally in compliance with the Ordinance. There are minor items to be addressed at the time of Stamping Set submittal. The Landscape Review recommends approval, with two Landscape Waivers required for the right-of-way berms along Hudson Drive and DeSoto Court, in light of the existing utility easements in those locations. A Façade Waiver is requested for the use of C-brick and overages of the allowable percentages. The Façade Consultant recommends approval of this waiver as the building will be in context with the surrounding buildings. The Traffic Review, Engineering Review and Fire Department Review all noted minor items to be addressed at the time of Stamping Set submittal.

Al Valentine from GAV represented the Applicant. He said that oftentimes when the architect tries to meet the façade material percentages outlined in the Ordinance, a third material has to be introduced, making the building's appearance look a bit random. Keeping the design more uniform works better in this corporate park.

Member Avdoulos approved of the waiver requests. He confirmed with the Applicant that the utility easements in the way of the berm area are for the water and the sewer lines. Member Avdoulos liked that the building was pulled to the corner of the lot because now the foundation plantings, grass and trees will work in place of the berm. Member Avdoulos said that the C-brick is one of the materials proposed to be added to the Façade Ordinance.

The building has been broken up with steps and setbacks, the vertical fins and the landscape.

Moved by Member Avdoulos, seconded by Member Burke:

ROLL CALL VOTE ON BECK NORTH UNIT 9, SP07-45, PRELIMINARY SITE PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER BURKE:

In the matter of Beck North Corporate Park, Unit 9, SP07-45, motion to approve the Preliminary Site Plan subject to: 1) A Planning Commission Waiver for the berm requirement along the Hudson Drive right-of-way; 2) A Planning Commission Waiver for the berm requirement along the DeSoto Drive right-of-way; 3) A Planning Commission Section 9 Façade Waiver for the use of C-brick and the overages of allowable percentages; and 4) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reason the plan meets the intent of the Zoning Ordinance. *Motion carried 8-0.*

Moved by Member Avdoulos, seconded by Member Burke:

ROLL CALL VOTE ON BECK NORTH UNIT 9, SP07-45, STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER BURKE:

In the matter of Beck North Corporate Park, Unit 9, SP07-45, motion to approve the Stormwater Management Plan subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reason that the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 8-0.*

REDUCED COPY OF APPROVED PRELIMINARY SITE PLAN

