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## Basilian Fathers SP 07-59B

### **Basilian Fathers, SP07-59B**

Public Hearing of the request of Basilian Fathers of Milford, Michigan, for Wetland Permit approval. The subject property is located in Section 16, at the northwest corner of Taft Road and Eleven Mile, in the RM-1, Low-Density, Low-Rise Multiple-family Residential District with a Planned Rezoning Overlay. The subject property is approximately 4.15 acres and the applicant is proposing the development of a residence for 14 Basilian priests.

### **Required Action**

Approval/denial of the Wetland Permit

<b>REVIEW</b>	<b>RESULT</b>	<b>DATE</b>	<b>COMMENTS</b>
Wetlands	Approval recommended	08/14/08	- Temporary impacts to 2 off-site wetlands for the purpose of sanitary sewer installation, - Discharge of pretreated stormwater into the on-site wetland near Taft Road - Permanent and Temporary impacts to the wetland buffer.

## **Motions**

### **Approval – Wetland Permit**

In the matter of Basilian Fathers, SP 07-59B, motion to **approve** the Wetland Permit, subject to the following:

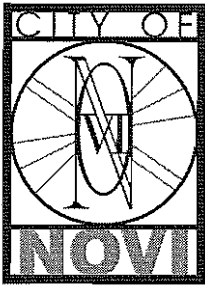
- a. The comments and conditions listed in the wetland review letter being addressed on the Wetland Permit; and
- b. *(additional conditions here if any)*

for the following reasons... *(because the plan is in compliance with Chapter 12 of the Code of Ordinances and all other applicable provisions of the Ordinance)*

### **Denial – Wetland Permit**

In the matter of Basilian Fathers, SP 07-59B, motion to **deny** the Wetland Permit, for the following reasons.....

## **PLANNING REVIEW**



cityofnovi.org

## PLAN REVIEW CENTER REPORT

October 17, 2008

### Planning Review

Basilian Fathers Residence

SP #07-59B

#### **Petitioner**

Basilian Fathers of Milford, Michigan (Rev. James O-Neill, CSB)

#### **Review Type**

Final Site Plan

#### **Property Characteristics**

- Site Location: Northwest corner of Taft Road and Eleven Mile Road
- Site Zoning: RM-1, Low-Density, Low-Rise Multiple Family with a Planned Rezoning Overlay
- Adjoining Zoning: North: R-1; East, West and South: RA, Residential Acreage
- Site Use(s): Vacant
- Adjoining Uses: North: vacant, existing house; East: existing house, Taft Road, vacant (across Taft Road); West: existing houses (duplexes); South: Parkview Elementary School, Novi Meadows School, bus garage
- Proposed Use: Residence for 14 Basilian Fathers
- Site Size: 4.15 acres
- Plan Date: 07-22-08

#### **Project Summary**

The parcel in question is located on the west side of Taft Road and the north side of Eleven Mile Road in Section 16 of the City of Novi. The property totals 4.15 acres and is currently vacant. The applicant is proposing the development of a residence for 14 Basilian priests. The proposed residence would be approximately 18,000 square feet and contain 14 living units with common areas for the kitchen, parlor, dining area, chapel, offices, community room and two miscellaneous rooms.

This property was recently rezoned with a Planned Rezoning Overlay (PRO) from R-1, One-Family Residential to RM-1, Low-Density, Low-Rise Multiple Family. The Planning Commission gave a positive recommendation for approval of the concept plan and rezoning to City Council on January 23, 2008. The rezoning with PRO appeared before the City Council on February 4, 2008. At that meeting, City Council granted preliminary approval of the plan and rezoning. On May 12, 2008, City Council granted final approval of the Rezoning with PRO.

The Planning Commission reviewed the Preliminary Site Plan, Woodland Permit and Stormwater Management Plan on June 25<sup>th</sup>, 2008. They made the following motions.

"In the matter of Basilian Fathers, SP07-59A, motion to approve the Preliminary Site Plan subject to: 1) A Planning Commission Landscape Waiver for the berm required along the Eleven Mile frontage; 2) A Planning Commission Landscape Waiver for the berm required along the Taft Road frontage; 3) The Applicant revising the plans at the time of Final Site Plan submittal to address the comments in the Traffic Review letter; 4) The Applicant revising the façade to be in compliance with the Façade Ordinance and submitting a façade materials board; 5) The

conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reasons that the plan is otherwise in compliance with the Planned Rezoning Overlay Agreement, Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance." *Motion carried 7-0.*

"In the matter of Basilian Fathers, SP07-59A, motion to approve the Woodland Permit subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reasons that the plan is in compliance with Chapter 37 of the Code of Ordinances and all other provisions of the Ordinance." *Motion carried 7-0.*

"In the matter of Basilian Fathers, SP07-59A, 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 reasons 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 7-0*

### **Wetland Impacts**

Following the initial approval, wetland impacts were identified that had not previously been shown. A wetland permit had not previously been advertised for public hearing, and the matter is now forwarded to the Planning Commission for consideration of a wetland permit. All other reviewers recommended approval of the Final Site Plan and the applicant is ready to proceed with construction, pending the receipt of the wetland permits.

The accompanying wetland review letter recommends approval of a wetland permit. The letter notes that there do not appear to be any proposed direct impacts to on-site wetlands, but there are temporary impacts to 2 off-site wetlands along the west side of Taft Road. These impacts are related to the proposed sanitary sewer installation along Taft Road. The plan also proposed the discharge of pretreated stormwater into the on-site wetland. There are also both permanent and temporary impacts to the natural features setback. The impacts are quantified in the accompanying review letter.

### **Recommendation**

Approval of the **Wetland Permit is recommended**. The plan is in compliance with most Ordinance requirements and the conditions set forth in the Planned Rezoning Overlay agreement with only minor planning related items to be addressed at the time of Stamping Set submittal.

### **Ordinance Requirements**

This project was reviewed for conformance with the Zoning Ordinance with respect to the Planned Rezoning Overlay Agreement, Article 6 (RM-1. Low-Density, Low-Rise Multiple Family District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below must be addressed by the applicant on the Stamping Set submittal.

1. There are no remaining Planning related items to be addressed on the Stamping Set submittal.

### **Planned Rezoning Overlay**

The rezoning with a Planned Rezoning Overlay was granted final approval by City Council on May 12, 2008. The PRO acts as a zoning map amendment, creating a "floating district" with a conceptual plan attached to the rezoning of the parcel. As a part of the PRO, the underlying zoning is changed, in this case to RM-1 as requested by the applicant, and the applicant enters into a PRO Agreement with the

City, whereby the City and applicant agree to any deviations to the applicable ordinances and tentative approval of a conceptual plan for development for the site. The following ordinance deviations were included in the PRO Agreement

1. The required front yard parking setback is 75 feet. The concept plan indicated a front yard parking setback of 66 feet. This ordinance deviation was included in the PRO Agreement. The Site Plan shows the parking setback has been slightly adjusted and the plan now meets the requirements of the ordinance. This deviation is no longer necessary.
2. The required front yard accessory structure setback is 75 feet. The concept plan indicated a front yard accessory structure setback of 66 feet. This ordinance deviation was included in the PRO Agreement. The Site Plan shows the accessory structure setback has been slightly adjusted and the plan now meets the requirements of the ordinance. This deviation is no longer necessary.
3. The required side yard accessory structure setback is 75 feet. 55 feet has been provided. This ordinance deviation has been included in the PRO Agreement.

When a PRO is proposed, applicants are required to demonstrate a public benefit above and beyond what would be associated with the normal development of the site. This public benefit is included in the PRO Agreement. The public benefits associated with the subject property are as follows:

1. The list of permissible permitted uses was limited as part of the PRO Agreement to a residence for 14 priests. *This was included in the PRO Agreement and is reflected on the plans.*
2. The developer agreed to extend the public sidewalk along both Taft Road and Eleven Mile Road on the adjacent property to the southeast of the subject property to complete the sidewalk connection. *This has been included on the site plan.*
3. The developer agreed to dedicate to the City of Novi road right-of-way along Eleven Mile Road (10 feet) and Taft Road (27 feet).
4. The developer agreed to grant the City a Conservation Easement over areas labeled "Existing Wooded Area" on the PRO concept plan. ***The applicant should be advised that the required conservation easement must be provided.***

The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two years, the PRO concept plan expires and the agreement becomes void.

**Pre-Construction Meeting**

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0587.



Barbara McBeth, Deputy Director of Community Development

## WETLANDS REVIEW



**Environmental Consulting & Technology, Inc.**

August 14, 2008

Ms. Barbara McBeth  
Deputy Director of Community Development  
City of Novi  
45175 West Ten Mile Road  
Novi, MI 48375

Re: Basilian Fathers Residence SP# 07-59B  
Wetland Review of the Final Site Plan

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the proposed Basilian Fathers Residence Final Site Plan (Plan) prepared by Zeimet Wozniak & Associates and dated July 22, 2008. ECT has also previously visited the site to inspect wetland boundaries flagged by King & MacGregor Environmental. The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the setback provisions in the Zoning Ordinance.

**Existing Conditions**

The proposed project site is a wooded area of about four-acres at the northwest corner of 11-Mile Road and Taft Road. The site is heavily wooded. Two small wetlands (less than 600-square feet each) are located on the property: one is at the northeast corner along Taft Road; the other is at the northwest corner. The wetland boundaries appear to be accurately flagged in the field and depicted on the Plan. The wetlands appear to be dominated by reed canary grass (*Phalaris arundinacae*), some sedges (*Carex spp.*), and cottonwood (*Populus deltoides*) tree seedlings.

As part of the current site Plan, the Applicant proposes a sanitary sewer connection from the proposed site, north along the west side of Taft Road to an existing sanitary manhole north of the proposed project site. The Plan proposes temporary impacts to wetlands in the Taft Road Right-of-Way for the purpose of sanitary sewer installation (proposed trenching). The extents of the proposed temporary wetland impacts are shown on Sheet L-1.3 (*Landscape Plan*).

**Proposed Impacts**

There do not appear to be any proposed direct impacts (i.e. wetland cut/dredge or fill) to on-site wetlands. The Plan does, however, propose temporary impacts to two (2) separate wetlands along the west side of Taft Road for the purpose of sanitary sewer installation. This work appears to be outside of the Basilian Residence Property Limits and in the Taft Road right-of-way. ECT continues to believe that these wetlands are both City and MDEQ regulated due to a hydraulic connection to a larger wetland system on the east side of Taft Road.

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Boulevard, Ste 300  
Ann Arbor, MI  
48105

(734)  
769-3004

FAX (734)  
769-3164



The plan also proposes the discharge of pretreated stormwater into the on-site wetland near Taft Road. This discharge will require a City of Novi Wetland Permit, and will also likely require a permit from the MDEQ.

In addition to (off-site) wetland impacts, the Plan also proposes both permanent and temporary impacts to the 25-Foot Natural Features Setback (wetland buffer). The impacts to on-site wetland buffer appear to be both permanent and temporary while the proposed impacts to the off-site wetland buffer along Taft Road appear to be temporary for the purpose of sanitary sewer installation.

Impacts to both on- and off-site wetland and wetland buffer areas are summarized in the table below:

**Proposed Temporary Wetland Impacts (Offsite):**

<b>Wetland Area</b>	<b>Impact Area Sq. Ft. (acre)</b>	<b>Cut Volume (cu.yds.)</b>	<b>Fill Volume (cu.yds.)</b>	<b>Net Impact Volume (cu. yards)</b>
Offsite Area A	4,404 (0.10)	4,893	4,893	0 (Temporary Impact)
Offsite Area B	891 (0.02)	990	990	0 (Temporary Impact)
<b>Total Offsite Area</b>	<b>5,295 (0.12)</b>	<b>5,883</b>	<b>990</b>	<b>0 (Temporary Impact)</b>

**Proposed Permanent Wetland Buffer Impacts (On-site):**

<b>Wetland Buffer Area</b>	<b>Impact Area Sq. Ft. (acre)</b>	<b>Cut Volume (cu.yds.)</b>
On-site Area B	1,100 (0.03)	1,222
<b>Total On-Site Area</b>	<b>1,100 (0.03)</b>	<b>1,222</b>

**Proposed Temporary Wetland Buffer Impacts:**

<b>Wetland Buffer Area</b>	<b>Impact Area Sq. Ft. (acre)</b>	<b>Impact Volume (cu.yds.)</b>
Offsite Area A	4,024 (0.09)	4,471
Offsite Area B	2,365 (0.05)	2,628
On-Site Area B	351 (0.008)	390
<b>Subtotal Offsite Area</b>	<b>6,389 (0.15)</b>	<b>7,099</b>
<b>Subtotal On- Site Area</b>	<b>351 (0.008)</b>	<b>390</b>
<b>Total</b>	<b>6,740 (0.15)</b>	<b>7,489</b>

**Comments and Conditions**

1. All wetland boundaries and 25-foot wetland setback (buffer) boundaries should be shown on all plan sheets (i.e., for both on-site and offsite wetlands).
2. Please clarify the quantity of total temporary on-site wetland buffer impacts indicated on Sheet N-1.2 (*Natural Features Mitigation Plan*). It appears as if there is only one (1) area of on-site, temporary wetland buffer impact and it is indicated as being 351 square feet and 390 cubic yards of temporary cut. The 'Total On-Site' Temporary Buffer Impact quantities indicated in the Wetland/Buffer Impacts Table shows 995 square feet and 1,106 cubic yards of total on-site temporary wetland buffer impacts. Please review and revise the Plan as necessary.
3. All restoration needed following temporary disturbance to wetland and wetland buffers needs to be described and a cost estimate provided on the Plan (for both on and off-site wetlands). The current Plan includes the seed mix details on Sheet L1.3 (*Landscape Plan*); however, a cost estimate for restoration does not appear to have been included. Please add this cost estimate information to the Plan for the temporary wetland and wetland buffer impacts (i.e., include cost of proposed Buffer Seed Mix/Dry Prairie Mix and the Wetland Seed Mix/Wetland Drain Mix).
4. A note should be added to the Plan indicating that the topsoil layer excavated from the Taft Road Wetlands for the purpose of sanitary sewer installation

shall be stripped, stockpiled and replaced following installation and backfill of the proposed sanitary sewer connection.

5. As stated in our Wetland Review of the Preliminary Site Plan dated June 13, 2008, the wetland along Taft Road at the northeast corner of the project site appears to be City and MDEQ-regulated due to a hydraulic connection to a larger wetland system on the east side of Taft Road. The proposed stormwater discharge, as well as the temporary wetland impacts along Taft Road for the installation or proposed sanitary sewer, likely requires an MDEQ Permit. Please send a copy of the MDEQ wetland permit application (or other correspondence with the MDEQ) to the City along with the next submittal. After a review of the MDEQ Land & Water Management Divisions Coastal and Inland Waters Permit Information System (on-line), it does not appear as if the Applicant has initiated the wetland permit process with the MDEQ.

#### **Permits**

ECT believes the proposed project will require a Wetland Use Permit from the MDEQ, a Non-Minor Wetland Use Permit from the City of Novi (due to multiple proposed wetland impacts as well as a stormwater discharge to wetland), as well as a Natural Features Setback Authorization for proposed permanent (and temporary) impacts to the 25-foot wetland buffer.

#### **Recommendation**

**ECT recommends conditional approval of the Final Site Plan at this time** contingent upon satisfactory resolution of the above *Comments and Conditions*. The Plan does not appear to propose permanent impacts to on-site or offsite wetlands. The majority of the proposed impacts to both wetland and wetland buffer are temporary. ECT continues to recommend that the proposed Plan be reviewed by the MDEQ. As noted above, the Applicant should provide a copy of the MDEQ wetland permit application (or other correspondence with the MDEQ) to the City along with the next plan submittal.

If you have any questions please contact our office

Respectfully,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Peter F. Hill, P.E.  
Associate Engineer

cc: Angela Pawlowski  
Kristen Kapelanski

**PLANNING COMMISSION MINUTES**

**JUNE 25, 2008**

*Excerpt from*

**PLANNING COMMISSION**

**CITY OF NOVI**

**Regular Meeting**

**Wednesday, June 25, 2008 | 7 PM**

**Council Chambers | Novi Civic Center | 45175 W. Ten Mile  
(248) 347-0475**

**Present:** Members John Avdoulos, Brian Burke, Victor Cassis, Andrew Gutman, Michael Lynch (7:08 PM), Mark Pehrson, Wayne Wrobel

**Absent:** David Greco (Excused), Michael Meyer (Excused)

**PUBLIC HEARINGS**

**1. BASILIAN FATHERS RESIDENCE, SP07-59A**

The Public Hearing was opened on the request of Basilian Fathers of Milford, Michigan, for Preliminary Site Plan, Stormwater Management Plan and Woodland Permit approval. The subject property is located in Section 16, at the northwest corner of Taft Road and Eleven Mile, in the RM-1, Low-Density, Low-Rise Multiple-family Residential District with a Planned Rezoning Overlay. The subject property is approximately 4.15 acres and the Applicant is proposing the development of a residence for 14 Basilian priests.

Planner Kristen Kapelanski stated that the Applicant proposes a priest residence to be located at the northwest corner of Taft Road and Eleven Mile. To the north of the subject property are vacant land and an existing single-family house. To the west are existing duplex homes. To the south are the Novi Community Schools bus garage, the Parkview Elementary school and the Novi Meadows school. To the east is an existing single-family house, and across Taft Road, there are additional homes and vacant land.

This property was rezoned as part of a PRO from R-1, One-Family Residential to RM-1, Low Density, Low-Rise Multiple Family Residential with a Planned Rezoning Overlay. The site is bordered by R-1 to the north, R-A to the south and west and R-A and R-4 to the east. The Future Land Use Map designates Single Family uses for the subject property and the properties to the north, east and west. The property to the south is designated as an educational facility. Regulated woodlands cover the majority of the site, as indicated by the Natural Features Map.

The property was recently rezoned with a PRO. At that time the Applicant presented a concept plan which has been attached to the PRO Agreement. Any variances that could be identified at that time were included in the PRO Agreement and therefore will not appear before the Zoning Board of Appeals.

The Planning Review, Wetlands Review, Woodlands Review, Engineering Review and Fire Review all recommend approval with minor items to be addressed at the time of Final Site Plan submittal. The Façade Review noted the applicant would be required to obtain a Section 9 Façade Waiver for the use of split-faced CMU on all four sides of the building. The Applicant has indicated in their response letter that rather than request a waiver, they will be revising the façade to be in compliance with the Ordinance. The Applicant is requesting two Landscape Waivers; one

is for the berm required along the Eleven Mile frontage and the other is for the berm required along the Taft Road frontage. Staff supports both of these requests.

The Traffic Review does not recommend approval of the plan. There are a number of items with regard to the traffic comments the Applicant will need to correct for the final site plan submittal and they have indicated in their response letter they will make the necessary corrections.

John Argenta of CDPA Architects represented the Applicant. The color drawings previously submitted did not adequately show the color of the brick. Mr. Argenta showed a more earthy-colored brick to the Planning Commission. He also showed the shingles. This will maintain the residential character of the area.

Member Pehrson read the correspondence:

- Novi Community School District, Bus, Garage and Warehouse: Approved of the project.

No one in the audience wished to speak Chair Cassis closed the Public Hearing.

Member Pehrson asked Landscape Architect David Beschke about the vegetation preservation noted in the letter. Mr. Beschke responded that by saving the vegetation the berm is not necessary. A berm would remove trees that are pretty nice. The purpose of a berm is to hide parking, and there is no parking near the Taft Road area, so Mr. Beschke also supported the request to waive the Taft Road berm. There is a native vegetated storm detention area that is nicer than a berm.

Member Pehrson was glad that the Applicant is no longer seeking the Façade Waiver.

Moved by Member Pehrson, seconded by Member Wrobel:

**In the matter of Basilian Fathers, SP07-59A, motion to approve the Preliminary Site Plan subject to: 1) A Planning Commission Landscape Waiver for the berm required along the Eleven Mile frontage; 2) A Planning Commission Landscape Waiver for the berm required along the Taft Road frontage; 3) The Applicant revising the plans at the time of Final Site Plan submittal to address the comments in the Traffic Review letter; 4) The Applicant revising the façade to be in compliance with the Façade Ordinance and submitting a façade materials board; 5) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reasons that the plan is otherwise in compliance with the Planned Rezoning Overlay Agreement, Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.**

## **DISCUSSION**

Member Avdoulos was also glad the Applicant is addressing the façade. He thought the greatest concern may have been the woodlands. There are a number of trees to be replaced. Woodland Consultant Martha Holzheuer said that the issues in this review are rather easy to address. Tree placement away from utilities and easements and spacing issues remain.

Member Avdoulos noted that the Applicant will develop the site in a manner acceptable to the Wetland Consultant.

He thought the placement of the building on the site was appropriate. He supported the project.

Member Wrobel asked whether there was enough room on the site to increase the building size, and whether this design was compatible with that concept. Mr. Argenta responded that the reality of the situation is the design is for twelve priests, and the PRO allows for up to fourteen. If any priests become incapacitated, they would likely go to Toronto to an infirmary. He did not think there are enough priests to necessitate enlarging this building.

City Attorney Kristin Kolb reiterated that the home is limited to fourteen priests, and any deviation to that number would begin with an amendment to the PRO Agreement.

Chair Cassis was glad to see the evolution of this project. He welcomed them to the community.

**ROLL CALL VOTE ON BASILIAN FATHERS, SP07-59A, PRELIMINARY SITE PLAN MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER WROBEL:**

**In the matter of Basilian Fathers, SP07-59A, motion to approve the Preliminary Site Plan subject to: 1) A Planning Commission Landscape Waiver for the berm required along the Eleven Mile frontage; 2) A Planning Commission Landscape Waiver for the berm required along the Taft Road frontage; 3) The Applicant revising the plans at the time of Final Site Plan submittal to address the comments in the Traffic Review letter; 4) The Applicant revising the façade to be in compliance with the Façade Ordinance and submitting a façade materials board; 5) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reasons that the plan is otherwise in compliance with the Planned Rezoning Overlay Agreement, Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 7-0.***

Moved by Member Pehrson, seconded by Member Wrobel:

**ROLL CALL VOTE ON BASILIAN FATHERS, SP07-59A, WOODLAND PERMIT MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER WROBEL:**

**In the matter of Basilian Fathers, SP07-59A, motion to approve the Woodland Permit subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reasons that the plan is in compliance with Chapter 37 of the Code of Ordinances and all other provisions of the Ordinance. *Motion carried 7-0.***

Moved by Member Pehrson, seconded by Member Wrobel:

**ROLL CALL VOTE ON BASILIAN FATHERS, SP07-59A, STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER WROBEL:**

**In the matter of Basilian Fathers, SP07-59A, 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 reasons that the plan is otherwise in compliance with Chapter 11 of the**

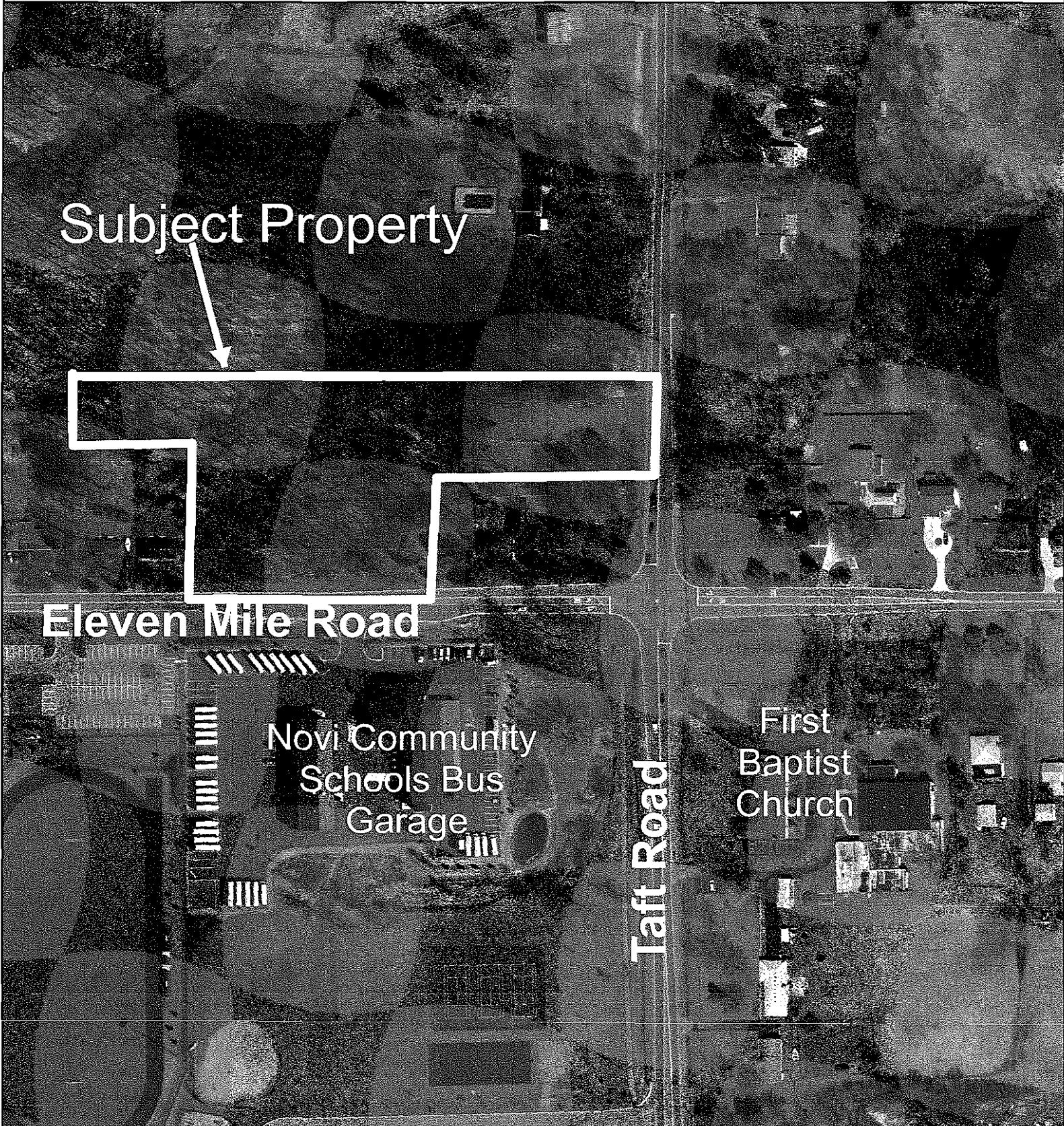
**Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 7-0.***

**LOCATION MAP**



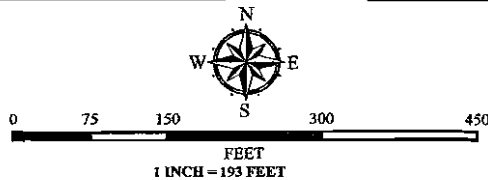
# Basilian Fathers Residence SP#07-59A

## Location



### CITY OF NOVI

COMMUNITY DEVELOPMENT DEPARTMENT  
PLAN REVIEW CENTER  
NOVI CITY HALL/CIVIC CENTER  
45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-3279  
WWW.CLNOVMI.US  
MAP AUTHOR: KRISTEN KAPELANSKI



### 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.