



## JO DRIVE RENOVATION SITE PLAN 10-46

### JO DRIVE RENOVATION, SITE PLAN 10-46

Public Hearing at the request of Schonsheck, Inc. for Special Land Use Permit and Preliminary Site Plan approval. The subject property is located in Section 24, at 41107 Jo Drive, north of Grand River Avenue and south of Jo Drive, in the I-1, Light Industrial District. The subject property is approximately 2.27 acres and the applicant is proposing to add automobile repair uses and outdoor car storage to the existing Cadillac vehicle preparation facility.

### Required Action

Approve or Deny Special Land Use Permit and Preliminary Site Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	12/06/10	<ul style="list-style-type: none"><li>• <b>Noise Impact Statement required.</b></li><li>• <b>Variance required for outside storage.</b></li><li>• Items to address on the Stamping Set submittal.</li></ul>

### **Approval- Special Land Use**

In the matter of the request of Jo Drive Renovation, SP 10-46, motion to **approve** the Special Land Use permit, subject to the following:

- a. Planning Commission finding under Section 2516.2.c for the Special Land Use permit:  
That, relative to other feasible uses of the site,
  - The proposed use will not cause any detrimental impact on existing thoroughfares.
  - The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood *(due to the fact that the proposed operation will not generate a substantial amount of noise or adverse impacts.)*
  - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
  - The proposed use will promote the use of land in a socially and economically desirable manner.
  - The proposed use is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located *(as noted in the staff review letters)*; and
- b. No vehicle undercoating, body repair and collision work, painting, tire recapping or auto dismantling is permitted;
- c. Zoning Board of Appeals variance for outside vehicle storage longer than twenty-four hours;
- d. No wrecked or partially dismantled vehicles may be stored outside;
- e. New or used car sales are not permitted and patrons of the associated dealership are not permitted to visit the subject property; and
- f. Compliance with all conditions and requirements listed in the staff and consultant review letters;
- g. *(Insert specific considerations here)*

*(because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)*

### **Denial- Special Land Use**

In the matter of the request of Jo Drive Renovation, SP 10-46, motion to **deny** the Special Land Use permit, *(because it does not meet the following standards of the ordinance for approval of a Special Land Use permit...)*

**Approval – Preliminary Site Plan**

In the matter of Jo Drive Renovation, SP 10-46, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. Zoning Board of Appeals variance for outside vehicle storage longer than twenty-four hours ; and
- b. Compliance with all conditions and requirements listed in the staff and consultant review letters;
- c. *(additional conditions here if any)*

*(because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)*

**Denial - Preliminary Site Plan**

In the matter of Jo Drive Renovation, SP 10-46, motion to **deny** the Preliminary Site Plan, *(because it is not in compliance with the following sections of the Zoning Ordinance....)*

## PLANNING REVIEW



## PLAN REVIEW CENTER REPORT

December 6, 2010  
**Planning Review**  
Jo Drive Renovation  
**SP10-46**

---

### **Petitioner**

Schonsheck, Inc.

### **Review Type**

Preliminary/Final Site Plan and Special Land Use

### **Property Characteristics**

- Site Location: 41107 Jo Drive, north of Grand River Avenue and south of Jo Drive (Section 24)
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: All Directions: I-1
- Current Site Use: Existing vacant Light Industrial
- Adjoining Uses: North: Commerce Controls, U-haul; South: Light Industrial; East: Delta Fuels; West: Prestige Pet Products
- School District: Novi School District
- Site Size: 2.27 acres
- Plan Date: 11-11-10

### **Project Summary**

The applicant is proposing to add automobile repair uses to the existing Cadillac vehicle prep facility at 41107 Jo Drive. No exterior alterations are proposed. Minor alterations to the site were recently approved and completed and the applicant currently utilizes the building for automobile detailing. Automobile detailing includes handwashing cars, detailing cars, prepping cars, accessory installation and used car reconditioning. All uses currently take place within the building. The applicant has also indicated on the plan they will be seeking a variance from the Zoning Board of Appeals to allow outdoor storage of unlicensed cars in the parking lot.

### **Recommendation**

**Provided the applicant receives the required variance, submits the Noise Impact Statement and provides additional information regarding the use of the parking lot for vehicle storage purposes only, approval of the Special Land Use permit and Site Plan is recommended.** The applicant should revise the plans per the comments noted below and submit plans for Stamping Set approval.

### **Special Land Use Considerations**

In the I-1 District automobile repair falls under the Special Land Use requirements (Sections 1502.1 and 2102.1). Automobile repair includes but is not limited to engine tune-ups, brake service, electrical repair, wheel alignments, exhaust system repair, heating and air conditioning repair and service, shock and strut system work, glass and upholstery repair and replacement and engine and transmission service. Vehicle undercoating, body repair and collision work, painting, tire recapping and auto dismantling operations are not permitted in the I-1 Zoning District.

Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit request:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress,

acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

#### Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 19 (I-1 Light Industrial District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant.

1. Use: The applicant should be advised that new and used car sales are not permitted in the I-1 District. Patrons interested in purchasing the cars stored on the site are not permitted to visit the site to examine a car. The applicant should provide a description of the types of uses that will take place on site as well an assurance that car sales and showings will not take place on the site. This will be a condition of approval.
2. Vehicle Storage: Vehicle parking on site shall be limited to customers and employees, and not for vehicle storage longer than twenty-four hours nor for used car sales. The applicant has indicated on the site plan that they intend to store unlicensed vehicles on-site for an undetermined amount of time. **This is considered outdoor storage and would require a variance from the Zoning Board of Appeals.** The Zoning Board of Appeals application is available on the City's website at [www.cityofnovi.org](http://www.cityofnovi.org). Any questions regarding the Zoning Board of Appeals can be directed to Malinda Martin at 248-347-0415. **If the Zoning Board of Appeals does not grant the requested variance, references to outdoor car storage should be removed from the plan.** The applicant should be advised that no wrecked or partially dismantled vehicles may be stored outside.
3. Parking Requirements: Warehouse, industrial establishments and related accessory offices require one space for each 700 square feet of floor area or five spaces plus one space for each one and one-half employees in the largest working shift, whichever is greater. The applicant has indicated on the plan that twelve spaces would be needed for employee use. **The applicant should confirm that a maximum of twelve employees are present in the largest working shift.** Given that information, the greater parking standard (one space for 700 square feet) would be used. A 26,717 square foot building would require thirty-eight parking spaces. One-hundred spaces currently exist on site. **The applicant should be advised that thirty-eight spaces will need to be available for employee parking and cannot be used for car storage, should the variance noted above be approved.** Alternately, the applicant could seek a variance from the parking requirements. **The applicant should update the parking requirements on the plan to reflect Zoning Ordinance requirements.**

4. Noise Impact Statement: Auto repair in the I-1 District requires the submission of a Noise Impact Statement, which shall be prepared by a design professional and detail any proposed noise emissions and how they will comply with Section 2519.10.b. Additional information on the required Noise Impact Statement can be found in Section 2519.10.c.i of the Zoning Ordinance. **The applicant should submit the Noise Impact Statement prior to the Planning Commission meeting.** Alternately, the applicant could seek a Planning Commission waiver of this requirement. Staff would not support a waiver.
5. Façade: It appears minor changes may be proposed to the previously approved façade. No façade reviews have been done at this time. **The applicant should clarify if any changes to the building façade are proposed.**

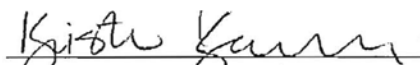
#### Stamping Set Approval

Stamping sets are required for this project. Provided the applicant receives approval of the Site Plan and Special Land Use Permit from the Planning Commission, the plans should be corrected to address comments in this and other review letters and five sets of the plans should be submitted for Stamping Set approval.

#### Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to appearing before the Planning Commission and with the Stamping Set submittal.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.

  
\_\_\_\_\_  
Kristen Kapelanski, AICP, Planner  
248-347-0586 or kkapelanski@cityofnovi.org

APPLICANT RESPONSE LETTER





50555 Pontiac Trail ■ Wixom, MI 48393 ■ Ph: (248) 669-8800 ■ Fax: (248) 669-0850 ■ www.schonsheck.com

November 11, 2010

City of Novi  
Planning Department  
45175 W. 10 Mile Road  
Novi, Michigan 48375-3024

Attn: Kristen Kapelanski, AICP, Planner

Re: Jo Drive Renovations  
Letter Summarizing Request for  
Special Use Approval & Zoning  
Board of Appeals

Dear Mrs. Kapelanski,

We are submitting this project for consideration of Special Use Approval and Zoning Board of Appeals Approval. This letter will summarize the request for each and the history behind the business operation that has brought us to this point.

When the HUMMER line was canceled, the owners accepted the Cadillac franchise from GM. It has since risen to one of the largest volume Cadillac retailers in the country. This success has brought greater customer demand to the Cadillac of Novi site and it is rapidly reaching capacity. To relieve this constraint, the owners purchased the subject Jo Drive property.

In the short term, it will be used to relieve the new car delivery pressure which is currently affecting the service department. The plan is to use the building for non-customer related activities such as vehicle prep and pre-delivery. Accomplishing this will allow the main dealership to continue to focus on direct customer related services. As the demands on the dealership continue to expand, the owners will need Jo Drive to be flexible to accommodate a variety of services.

This brings us to the first request, Special Use Approval. The owner is seeking approval to be able to perform minor vehicle repair within the facility. This use is allowed in the I-1 zoning district, with Special Use Approval. General Motors has specific service bay requirements for Cadillac, which are different than the requirements for HUMMER. These new requirements can be achieved by utilizing the Jo Drive building. There will be plans submitted in the near future regarding the renovations to the existing dealership to accommodate the balance of GM's new requirements. They are under review at General Motors at this time and the owners simply cannot wait for review and approval by GM and Novi before making the necessary adjustments to maintain quality customer service. Having the flexibility to provide service functions at Jo Drive will relieve all that pressure during the planning and construction of the dealership, and into the future.


The second request is for Zoning Board of Appeals Approval to allow outdoor parking of vehicles in the existing parking lot. Given the site constraints at the existing dealership, specifically the regulated wetlands, there are not enough parking spaces to satisfy GM's minimum requirements for Cadillac. What was adequate for a HUMMER dealership turns out to be insufficient for a Cadillac dealership. This was impossible to foresee when the property was originally purchased.

The intent is to have the ability to park additional Cadillac vehicles in the existing parking lot of Jo Drive. Because the unlicensed cars may be stationary for more than 24 hours, the Novi Ordinance considers this "Outdoor Storage", which requires a variance. If these cars were employee or visitor cars, there would not be an ordinance restriction. By granting a variance for this property, the car carriers that currently cause traffic congestion on Grand River and Meadowbrook Road and within the main dealership will be rerouted to Jo Drive. This will relieve onsite pressure, and improve the dealership image on a primary corner of the Novi Town Center Gateway District. The ability to store vehicles at Jo Drive will not deter from the surrounding properties, in fact it will compliment the neighbors. A vacant building will be transformed into a thriving business in an otherwise tucked away corner of the community.

We ask for your consideration and support in helping a successful business in Novi continue to provide exceptional service to the residents of Novi, and the surrounding communities. The Special Use Approval and Variance will promote the flexibility and expansion necessary to allow for a successful business operation. We look forward to addressing additional concerns at public hearing and municipal meetings necessary to work through these requested approvals.

Very Truly Yours

SCHONSHECK, INC.



Stephen J. Pyrkosz, AIA  
Director of Architecture

Cc: Mr. Gary Wood, Gardan LLC

SJP:kb

F:\jobfiles\construction\jo drive 10-014\correspondence\special use approval & zba letter.doc

December 15, 2010

City of Novi  
Planning Department  
45175 W. 10 Mile Road  
Novi, Michigan 48375-3024

Attn: Kristen Kapelanski, AICP, Planner

Re: Jo Drive Renovations  
Response Letter for Special Land Use Approval

Dear Ms. Kapelanski,

We are resubmitting this project for consideration of Special Land Use Approval. This letter will address the concerns described in your Planning Review Center Report dated December 6, 2010.

The owners of this property are also the owners of Cadillac of Novi, formerly HUMMER of Novi. They are seeking approval to be able to perform minor vehicle repair within the facility. This use is allowed in the I-1 zoning district, with Special Land Use Approval. General Motors has specific service bay requirements for Cadillac, which are different than the previous requirements for HUMMER. These new requirements can be achieved by utilizing the Jo Drive building. There will be plans submitted in the near future regarding the renovations to the existing dealership to accommodate the balance of GM's new requirements. Having the flexibility to provide service functions at Jo Drive will relieve all that pressure during the planning and construction of the dealership, and into the future.

The automobile repair uses at Jo Drive will include, but not be limited to, engine tune ups, brake service, electrical repair, wheel alignments, exhaust system repair, heating and air conditioning repair and service, shock and strut system work, glass and upholstery repair and replacement and engine and transmission service.

**Ordinance Requirements:**

1. This site is intended to be used for overflow vehicle storage of the main dealership on Grand River & Meadowbrook. If a vehicle is to be purchased, it will be transported to the main dealership, by an employee of Cadillac, for the transaction.
2. A variance is being sought to allow for vehicle parking of vehicles for greater than twenty-four hours. We are tentatively on the February 8<sup>th</sup> agenda.
3. A total of thirty eight (38) spaces for employees has been shown on the site plan. The balance of the gated site will be utilized for parking of overflow vehicles from the main dealership.
4. A Noise Impact Statement has been prepared by Kolano & Saha Engineers, Inc, dated December 13, 2010. It is included with this letter.
5. There are no proposed changes to the exterior elevations of this building.

Very Truly Yours

**SCHONSHECK, INC.**



Stephen J. Pyrkosz, AIA  
Director of Architecture

SJP:kb

F:\jobfiles\Warranty\Jo Drive 10-014\Correspondence\Special Use Approval Response Letter 12-15-10.doc

Cc: Mr. Gary Wood, Gardan LLC

Enclosure: K&S Engineering Noise Impact Statement



2010-170  
December 13, 2010

Mr. Steve Pyrkosz, AIA, LEED AP  
Shonsheck, Inc.  
50555 Pontiac Trail  
Wixom, MI. 48393

Subject: **Noise Impact Review of a Vehicle Service Garage**  
re: 41107 Jo Drive  
Novi, Michigan

Dear Mr. Pyrkosz:

At your request, Kolano and Saha Engineers, Inc. (K&SE) has reviewed the above referenced address for noise impact expected from typical vehicle service activities. Based on our review of the information and our experience with other vehicle service centers, we don't anticipate negative noise impact to the surrounding industrial zoned properties or the residential properties further away. Below is our basis for this conclusion.

### **Proposed Site**

The location of the proposed vehicle service garage is in an industrial zoned area. It is anticipated that all service will take place in the building garage area. The City of Novi noise code limits for industrial receiving land use applies to all adjacent properties. The nearest residential property is more than 800 feet to the east and residential receiving use limits would apply. The following documents and information were utilized for our review:

- Site Plan Drawings: Jo Drive Building Renovation 41107 Joe Drive, Novi, Michigan 48375 dated 11/11/2010.
- Floor Plan Drawings: Jo Drive Building Renovation 41107 Joe Drive, Novi, Michigan 48375 dated 9/20/2010.
- Sound data measured and retained by K&SE for various building mechanical units such as rooftop air handling units, makeup air units, condenser units, and exhaust fans.
- Sound data measured and retained by K&SE for many types of vehicle service tools including car lifts, pneumatic wrenches, grinders, saws, and hammers; and air compressors.
- Sound data measured and retained by K&SE for many different types of delivery vehicles including vehicle carriers.

**City of Novi Noise Code**

The City of Novi Code, Appendix A – Zoning, Section 10 Noise, restricts receiving property noise levels to 75dB(A) daytime and 70dB(A) nighttime for business and Industrial districts. For residential receiving zones the noise limits are 60dB(A) daytime and 55dB(A) nighttime. For conservancy we considered that the service garage may operate at times that fall into the nighttime periods of the ordinance.

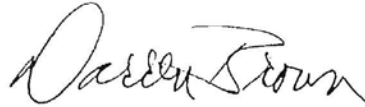
**Conclusions**

Based on past projects considering building mechanical equipment and vehicle service garage operations and activities, we expect noise from the proposed use at 41107 Jo Drive to be less than the Novi Ordinance Noise Limits for the respective receiving properties. At distances greater than 100 feet (the approximate distance from garage doors to the nearest property lines), the highest noise levels produced from the proposed service garage are expected to be less than 70 dB(A). At distances greater than 800 feet, the highest noise levels produced from the proposed service garage are expected to be less than 50 dB(A).

Mr. Pyrkosz, we appreciate your calling us for this review. Please call if you have questions or need additional assistance in this matter.

Sincerely,

**KOLANO AND SAHA ENGINEERS, INC.**



Darren Brown, P.E.  
INCE Board Certified Noise Control Engineer  
Consultant

SITE PLAN



**MAPS**

**Location/Air Photo**

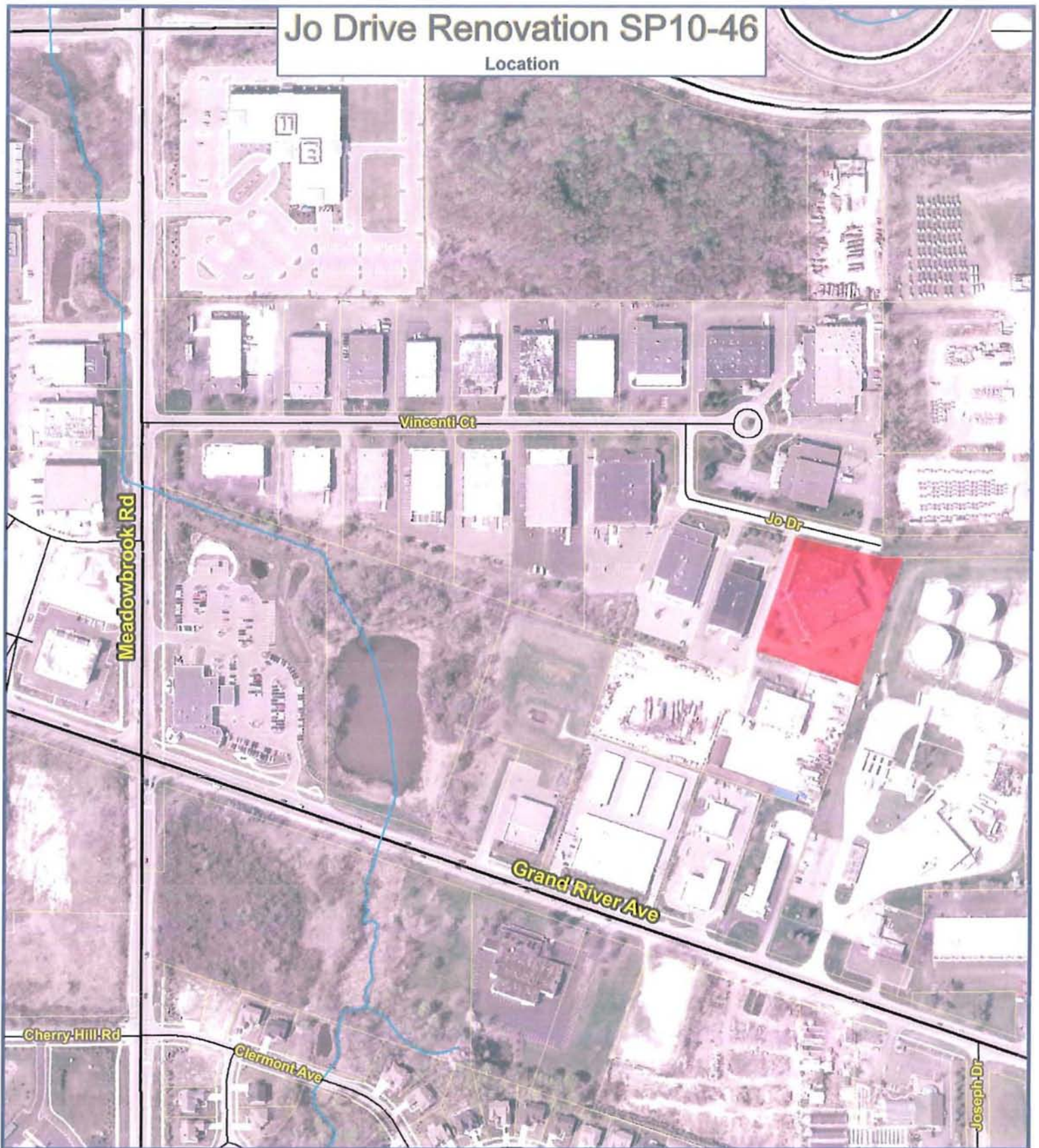
**Zoning**

**Future Land Use**



# Jo Drive Renovation SP10-46

Location



Map Author: Kristen Kapelanski  
Date: December 20, 2010  
Project: SP 10-46 Jo Drive Renovation  
Version #: 1.0

### Map Legend

 Subject Property



**City of Novi**  
Department Division  
Department Name  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

Feet

0 70 140 280 420 560

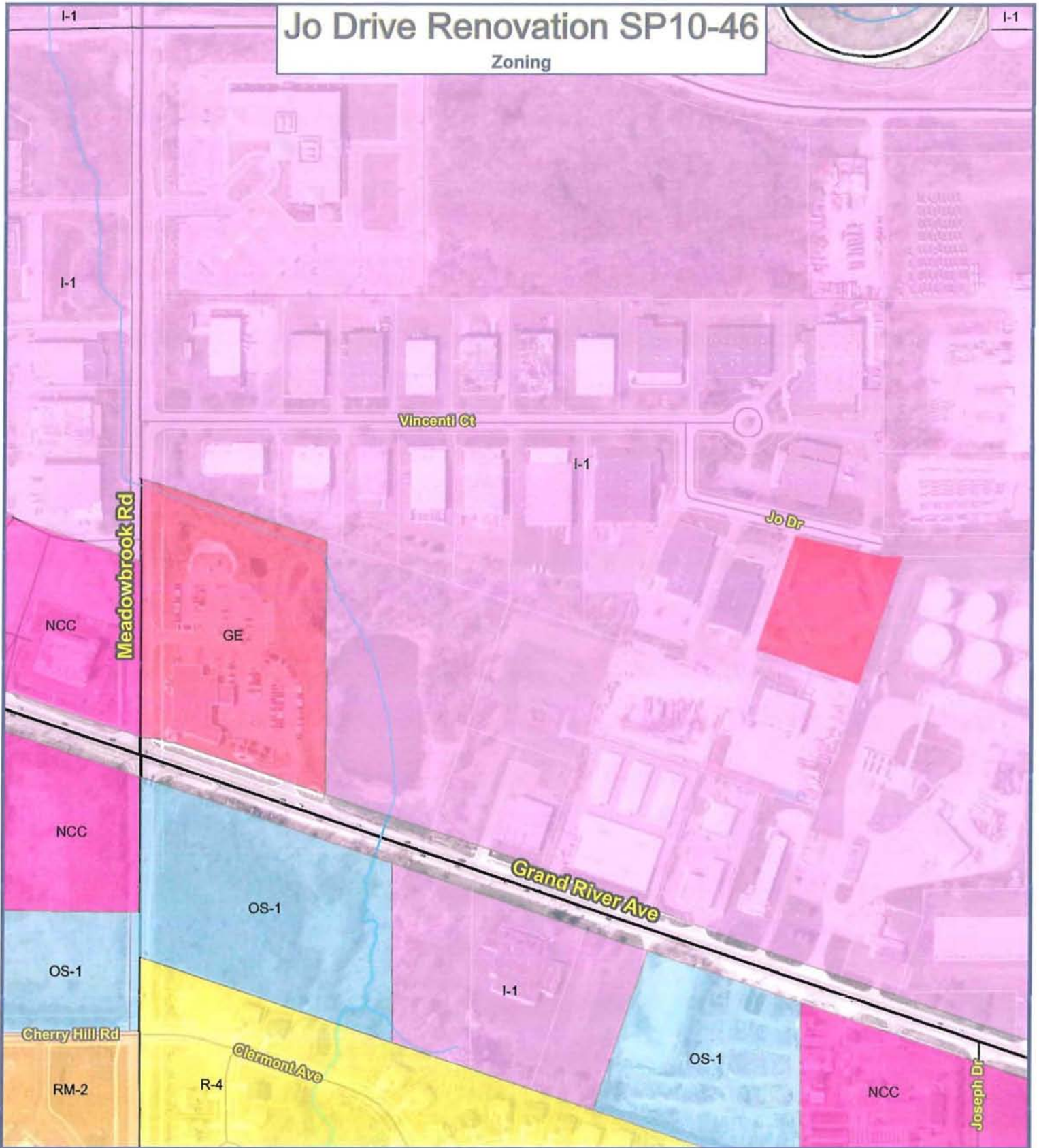
1 inch = 348 feet

#### 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.

# Jo Drive Renovation SP10-46

Zoning










Map Author: Kristen Kapelanski  
 Date: December 20, 2010  
 Project: SP 10-46 Jo Drive Renovation  
 Version #: 1.0

**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.

**Map Legend**

- |   |                  |   |      |
|---|------------------|---|------|
|  | Subject Property |  | I-1  |
|  | R-4              |  | NCC  |
|  | RM-2             |  | OS-1 |
|  | GE               |   |      |



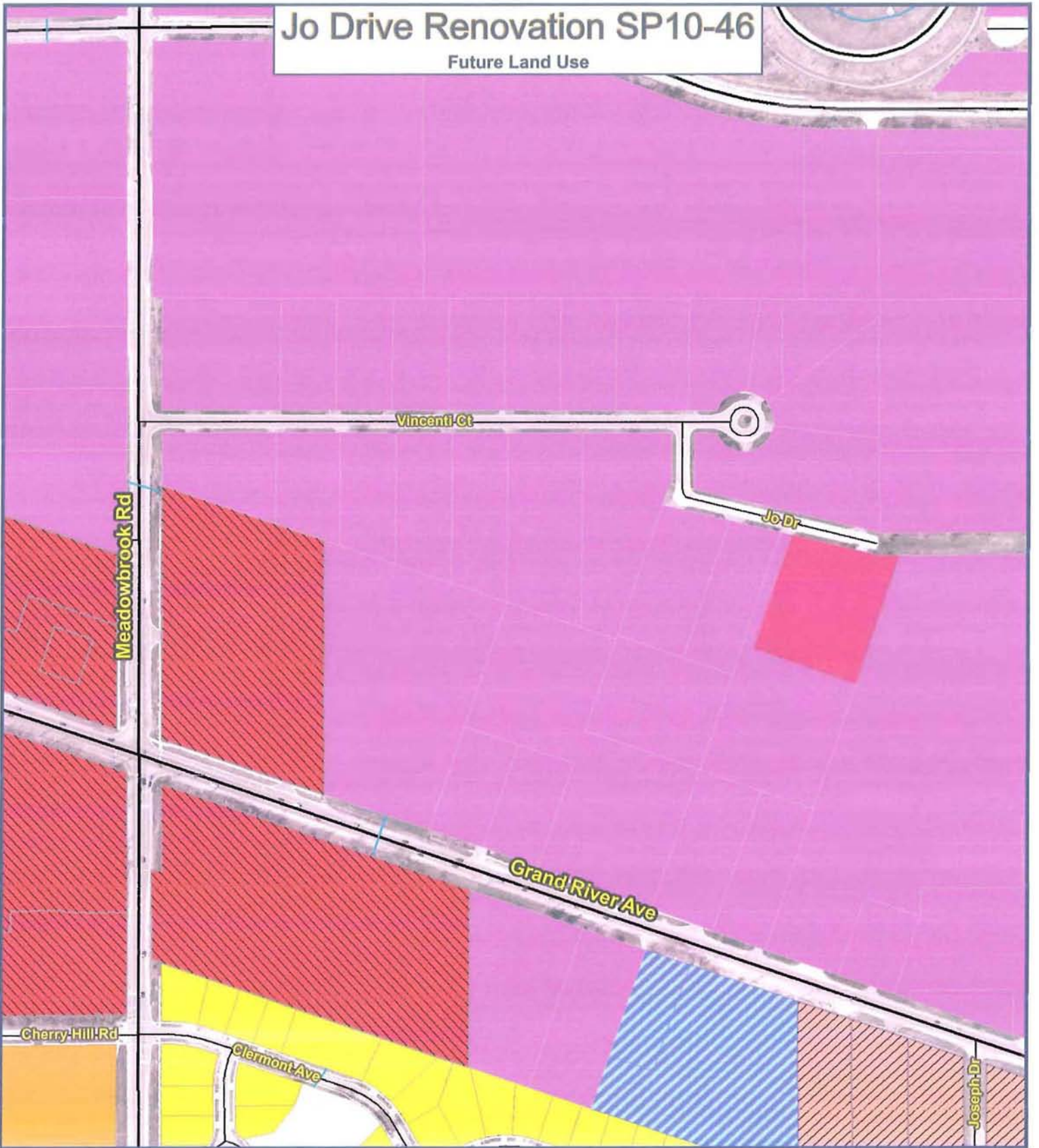
**City of Novi**  
 Department Division  
 Department Name  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
 cityofnovi.org



1 inch = 348 feet

# Jo Drive Renovation SP10-46

Future Land Use



Map Author: Kristen Kapelanski  
 Date: December 20, 2010  
 Project: SP 10-46 Jo Drive Renovation  
 Version #: 1.0

**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.

**Map Legend**

-  Subject Property
-  INDUSTRIAL RESEARCH
-  SINGLE FAMILY
-  COMMUNITY COMMERCIAL
-  MULTIPLE FAMILY
-  TC GATEWAY
-  COMMUNITY OFFICE
-  PRIVATE PARK



**City of Novi**  
 Department Division  
 Department Name  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
 cityofnovi.org



1 inch = 348 feet