

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

July 27, 2016

Proceedings taken in the matter of the PLANNING
COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi,
Michigan, on Wednesday, July 27, 2016

BOARD MEMBERS

David Greco, Acting Chairperson

David Baratta

Michael Lynch

Robert Giacometti

Ted Zuchlewski

Tony Anthony

ALSO PRESENT: Barbara McBeth, Director of Community Development
Rick Meader, Landscape Architect, Sri Komaragiri, Planner, David
Gillam, City Attorney, Jeremy Miller, Staff Engineer
Certified Shorthand Reporter: Jennifer L. Wall

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Novi, Michigan.

Wednesday, July 27, 2016

7:00 p.m.

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CHAIRPERSON GRECO: I'd like to call to order the City of Novi Planning Commission for July 27, 2016.

Sri, can you call the roll, please.

MS. KOMARAGIRI: Good evening, thank you.

Member Anthony?

CHAIRPERSON GRECO: Absent, excused.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Here.

MS. KOMARAGIRI: Member Giacopetti?

MR. GIACOPETTI: Here.

MR. KOMARAGIRI: Member Greco?

CHAIRPERSON GRECO: Here.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Here.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON GRECO: Absent,

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excused.

MR. KOMARAGIRI: Member
Zuchlewski?

MR. ZUCHLEWSKI: Here.

CHAIRPERSON GRECO: With that, if
we could rise for the Pledge of Allegiance.
Member Baratta, could you
lead us in the Pledge of Allegiance.
(Pledge recited.)

CHAIRPERSON GRECO: Look for a
motion to approve the agenda.

MR. BARATTA: Motion to approve.

MR. ANTHONY: Second.

CHAIRPERSON GRECO: Motion by
Member Lynch, second by Member Baratta. All
those in favor?

THE BOARD: Aye.

CHAIRPERSON GRECO: We have an
agenda. Presentations? No presentation.
That brings us to our first
audience participation.

CHAIRPERSON GRECO: We have an
agenda.
Come to our first item for
the presentation. If any member of the

1 audience would like to address the Planning
2 Commission on any matter that does not have
3 anything to do with the public hearings that
4 we have scheduled, please step forward.

5 Seeing no one, we will
6 close the first audience participation.

7 Any correspondence not
8 related to any of the other matters we have?

9 MR. LYNCH: No.

10 CHAIRPERSON GRECO: No. Any
11 committee reports? No committee reports.

12 City planner report?

13 MS. MCBETH: Thank you. Nothing
14 this evening.

15 CHAIRPERSON GRECO: No consent
16 agenda.

17 That brings us to our first
18 public hearing. This is a public hearing at
19 the request of Pulte Homes for Planning
20 Commission approval of the preliminary site
21 plan with site condominium phasing plan,
22 wetland permit, woodland permit and storm
23 water management plan.

24 The property is subject to
25 the planned rezoning overlay plan and

1 agreement. The subject property is currently
2 zoned RT, two family residential, with a
3 planned rezoning overlay.

4 The subject property is
5 approximately 22.36 acres and is located on
6 the east side of Dixon Road, north of Twelve
7 Mile Road, Section Ten.

8 And the applicant is
9 proposing a development of a nine unit single
10 family residential detached site condominium.

11 Sri?

12 MR. KOMARAGIRI: Good evening.
13 The rezoning and concept plan for the subject
14 property first appeared for public hearing on
15 August 26 of 2015.

16 The plan went through two
17 additional public hearings since then to
18 address staff and Planning Commission's
19 concerns from residents from Liberty Park
20 with regard to screening.

21 On March 9, 2016, the
22 Planning Commission recommended approval of
23 the rezoning request and alternate plan
24 followed by a public hearing.

25 On March 14, City Council

1 tentatively approved the rezoning request for
2 the PRO and directed the city attorney's
3 office to prepare a PRO agreement.

4 On June 27th of 2016, the
5 City Council approved the revised plan
6 rezoning overlay concept plan and agreement.
7 No major changes were made to the concept
8 plans since the Commission recommended that
9 in March. All the deviations from the zoning
10 ordinance have been approved by the council
11 and are included as part of the PRO
12 agreement. The applicant is currently
13 proposing to construct the development in two
14 phases.

15 The subject property is
16 approximately 22 acres and is located on the
17 east side of Dixon Road north of Twelve Mile
18 Road in Section 10.

19 The property is subjected
20 to a planned rezoning overlay plan and
21 agreement. The property is currently zoned
22 RT, two family residential with a planned
23 rezoning overlay, and it is surrounded by
24 residential acreage on all sides with R1 in
25 the east.

1 The future land use map
2 indicates single family uses for the subject
3 property and the surrounding properties.

4 There area regulated
5 wetlands on the property and a considerable
6 amount of regulated woodlands on property.
7 The applicant is proposing a development of a
8 90 unit single family residential detached
9 site condominium. The City of Novi wetland
10 minor use permit for a 0.02 acre of wetland
11 fill and a letter of buffer authorization for
12 wetland buffer impact of 0.06 acres are
13 required for the proposed impacts.

14 The City of Novi woodland
15 permit is required for the proposed impacts
16 for the regulated woodlands. 79 percent of
17 the woodland trees are proposed to be
18 removed, about 622 trees are proposed to be
19 removed of which would require 985 woodland
20 replacements. 403 tree credits are provided
21 on site of which about 85 credits are
22 proposed within Liberty Park greenbelt and
23 583 credits are paid into the tree fund.

24 The Liberty Park homeowners
25 association has provided an open space

1 preservation easement to allow the applicant
2 to plant about 117 trees within their open
3 space area.

4 All reviews are
5 recommending approval with additional
6 comments to be addressed with final site
7 plan.

8 The Planning Commission is
9 asked tonight to approve preliminary site
10 plan, phasing plan, site condominium,
11 wetlands permit, woodlands permit and storm
12 water management plan.

13 The applicant Bob Halso
14 from Pulte Homes is here, if you have any
15 questions for him and staff will be glad to
16 answer any questions you have for us. Thank
17 you.

18 CHAIRPERSON GRECO: Very good.
19 Thank you. Would the applicant like to
20 address the Planning Commission.

21 MR. HALSO: Good evening,
22 Mr. Chair, Commissioners. My name is
23 Bob Halso, representing Pulte Homes.

24 The staff has done an
25 excellent job of summarizing the proposed

1 plan.

2 I have nothing to add, but
3 I am happy to answer any questions you might
4 have.

5 CHAIRPERSON GRECO: Thank you.
6 This is a public hearing, if there is any
7 member of the public that would like to
8 address the Planning Commission regarding
9 this particular matter, please come forward
10 to the podium and state your name and where
11 you're from.

12 Seeing no one -- do we have
13 one -- okay.

14 MR. MAGACHALI: My name is
15 (unintelligible) Magachali (ph). I'm a
16 resident of Dixon Road.

17 CHAIRPERSON GRECO: Just spell
18 your name, sir, so she can take it down.

19 MR. MAGACHALI: (Inaudible).
20 Magachali.

21 CHAIRPERSON GRECO: Please
22 proceed.

23 MR. MAGACHALI: So I don't know
24 how many of you (unintelligible) right
25 through the street. It's a very quiet,

1 beautiful street with very, very low traffic.
2 It's been always 12 unit homes on the whole
3 street, 11 to 12 homes.

4 So with adding 90 plus more
5 units, that's going to be a very high amount
6 of traffic and even now with the lesser
7 traffic, (unintelligible), at times I think
8 late at night there is no lights, it's a
9 gravel road, no lights on the street, and
10 there are instances when we are crossing the
11 street, (unintelligible) so fast and they are
12 (unintelligible).

13 So, my point is, it cannot
14 accommodate 90 units of home in that small of
15 road. And that's our concern. Maybe they
16 haven't had a chance to (unintelligible) the
17 street, maybe I can bring that sign up or
18 something like that. We are concerned about
19 the high volume of traffic on this site.
20 Thank you.

21 CHAIRPERSON GRECO: Thank you
22 very much. Is there anyone else that would
23 like to address the Planning Commission?

24 MR. JAGDALE: Good evening. My
25 name is Gaurav Jagdale. I reside on 28454

1 Witherspoon Drive. My backyard is facing
2 Dixon Road.

3 What I want to speak about,
4 the goal for this similar point, that the
5 previous gentleman was mentioning about
6 traffic. I did take some pictures a few
7 months back of the traffic because of the
8 Twelve Mile (unintelligible) from a two lane
9 to a single lane right where Novi Road is, so
10 there is a lot of congestion there. And some
11 of the pictures I have emailed to Sri, maybe
12 she can share them, and just to be clear, I
13 want to rule out this is not impacted by the
14 275 shutdown. These photographs were taken
15 October of 2015, so the shutdown of the
16 freeway has not caused this congestion in the
17 city road. What that depicts basically is a
18 mile long, you know, stand, you know,
19 back-to-back cars standing and people have
20 difficulty getting into the subdivision and
21 coming out of the subdivision. I have
22 noticed just one accident during the morning
23 rush hour, that has happened right at the
24 entrance because people exit, and they take a
25 left and head east to take I-96, also by

1 coming back in, people think -- people who
2 are going into the subdivision, are sometimes
3 subject to aggressive behavior because people
4 think you are cutting into it, whereas we are
5 just heading left -- you know, exiting as the
6 second lane is finishing and making a entry
7 into the subdivision.

8 So those are some of the
9 day-to-day problems that we are seeing. So,
10 you know, we will address the capacity of
11 road at that juncture, and I think I would
12 like to submit my objection for adding
13 additional capacity in that area.

14 CHAIRPERSON GRECO: Thank you.
15 When were these pictures taken?

16 MR. JAGDALE: These are October
17 2015.

18 CHAIRPERSON GRECO: Would anyone
19 else like to address the Planning Commission
20 at this time?

21 Go ahead. Please state
22 your name and address.

23 MR. RAMDUSS: My name is Raj
24 Ramduss (ph). My address is 28090 Dixon
25 Road. My first name is R-a-j-k-u-m-a-r, last

1 name, R-a-m-d-u-s-s (ph).

2 As the gentleman said, the
3 problem is there is a lot of traffic going on
4 there. And also Liberty Park currently,
5 those residents are using (inaudible) Dixon
6 Road, so I would like to (inaudible) for the
7 same reason.

8 CHAIRPERSON GRECO: Thank you.

9 Would anyone else like to address the
10 Planning Commission on this particular public
11 hearing? Anyone?

12 All right. Seeing no one
13 else, we are going to close that portion of
14 the public hearing and turn it over to the
15 Planning Commission.

16 Is there any
17 correspondence?

18 MR. LYNCH: Yes, I guess the
19 first one is the gentleman that was up here,
20 Gaurav Jagdale, he has the pictures of the
21 public record, the traffic.

22 We have another one, it's
23 support of the development business. This is
24 from Richard J. Ketterman (ph), 18828 -- I
25 can't read the road. The development plan

1 matches nicely with the surrounding
2 developments.

3 The next one is from
4 Herman -- I can't read the last name. It's
5 an estate for Sylvia -- I can't read the last
6 name -- 1189 East Lake Drive, Novi, Michigan
7 it says support.

8 The next one is from
9 (inaudible), 28467 Witherspoon Drive. I just
10 want to keep natural beauty -- keep the
11 natural beauty road as is. Dixon Road is the
12 only access to the subdivision.

13 And the last one is an
14 objection from Mr. Kashi (ph), Mushiwami (ph)
15 28075 Dixon Road. I have checked, the 90
16 homes be cutting down trees, which
17 (unintelligible) nature resources, one of the
18 great things about Novi and Dixon Road is the
19 woodlands. It's a place where many animals
20 will live. It mentions about the trees --
21 concern about the trees. That's the last
22 thing.

23 CHAIRPERSON GRECO: Thank you.
24 Now open it up to the Planning Commission for
25 discussion. Anyone like to start.

1 Member Baratta.

2 MR. BARATTA: Thank you,
3 Mr. Chair. I know this project has been
4 before us in the past. We looked at several
5 of the issues.

6 I guess the two issues that
7 I'm looking at with this particular menu, if
8 you can help on this. Let's start with the
9 traffic because I think basically the
10 objections and the discussion we have heard,
11 both written and verbal today related to the
12 traffic, and also the woodland or the
13 landscaping issues of cutting down the trees.
14 I'm going to approach or discuss those two
15 issues.

16 So, on the traffic, am I
17 correct in -- I think I read a comment from
18 ECT, which talked about that they were going
19 to pave a section of the road from up on
20 Dixon Road to Liberty Parkway. Is that --
21 this is for the petitioner, is that correct?

22 MR. HALSO: That's correct,
23 Commissioner, that's part of the PRO.

24 MR. BARATTA: So that will be two
25 lanes at that point, four lanes, how many

1 lanes is that going to be?

2 MR. HALSO: Two lanes.

3 MR. BARATTA: That will be two.

4 MR. HALSO: Yes.

5 MR. BARATTA: You feel that's

6 sufficient to alleviate the traffic

7 congestion at that point?

8 MR. HALSO: Well, we do. We have
9 had two traffic consultant reports, submitted
10 as part of this process. First was submitted
11 early on, determined that level of service
12 would not be affected by this development. I
13 think that paving helps a little bit. And I
14 think this body asked us to update that
15 report before we came back before you, we did
16 so. The conclusion was the same, level of
17 service would be unchanged by this
18 development.

19 The road section for Dixon
20 itself was worked out with city engineering
21 to keep speeds down. It's not a thoroughfare
22 type section, that's correct. That's as to
23 the traffic.

24 MR. BARATTA: Let me address this
25 to Jeremy.

1 Jeremy, are we comfortable
2 now that with the proposed improvements to
3 the road, that we are not going to create any
4 additional difficulty in this traffic -- in
5 this area with the inclusion of these
6 additional houses?

7 MR. MILLER: Yes, there has been
8 two traffic studies reviewed by our
9 consultants and they agree that shouldn't
10 affect the level of service.

11 MR. BARATTA: So the improvement
12 would take care of the extra impact on this
13 road?

14 MR. MILLER: Yes.

15 MR. BARATTA: Again, this is for
16 the petitioner, one of the things that's
17 concerning, I want to address the landscape
18 issue. Is, you know, when you see a
19 developer come in, typically a housing
20 development, basically clearcut indigenous
21 vegetation, the trees. In this one you've
22 got, I think if I'm correct about 700 and
23 about -- excuse me, 622 trees that should be
24 clear cut into 79 percent of the natural
25 foliage for the trees on this property. I

1 understand that you're going to be putting
2 some trees back and putting some money in the
3 tree fund, et cetera.

4 My concern is, you know, we
5 are basically getting rid of this natural
6 vegetation, these older trees, this feel of
7 our community of having these trees and
8 creating a subdivision with new trees, that's
9 very well designed, very attractive, very
10 manicured.

11 This is a change in really
12 the City of Novi's look and feel. And while
13 I voted for the project initially, I think
14 this is an area that we really need to look
15 at because I do believe we need to work
16 around this vegetation, these natural trees
17 to create that environment. And I know we
18 agreed to a project over at Eight Mile, and I
19 believe it was Beck, when they clear cut the
20 trees, it was a forced area because of the
21 arsenic. I know we also did that at Ten Mile
22 and Beck, again, little forested area.

23 I don't believe our
24 committee members really approve of that. I
25 mean, we have had a lot of difficult

1 discussions regarding that. And I know at
2 Eleven Mile between Wixom and Beck Road,
3 again, we did it again.

4 And I think that's
5 something, we really need to look at our
6 landscaping plan and decide whether we want
7 to do that. Because I think we could
8 probably design a project, utilize more of
9 that natural vegetation. And we are not
10 doing it.

11 And I blame us for doing
12 that, that's a conscious decision that we
13 have made at this panel. So I think -- I'm
14 also a member of the panel. So I think we
15 really need to look at this.

16 So, Bob, I guess what I'm
17 asking is, is there any way to add more of
18 this natural feature into your plan, are you
19 replanting some of these older trees, what
20 are you doing with them?

21 MR. HALSO: Well, let me give you
22 some credit by way of review of the process.
23 This is a very substantial arsenic
24 remediation plan for this site. We have
25 submitted a 742 page arsenic remediation plan

1 to the DEQ to approve all of our plan. The
2 bi-product of that over much of the site is
3 you have to clear the trees.

4 And I think that's -- there
5 is some years back when this project was
6 brought in, it was a \$2 million problem, that
7 identified -- we hope it's less than that,
8 but it's a very substantial problem. So the
9 trees go.

10 However, we have kind of
11 fine tuned things to your point. If you look
12 at the site plan, in the areas where we are
13 not remediating, we have identified those
14 little pocket parts and 42 percent of the
15 quality trees on-site are contained in those
16 areas. And that's a painstaking design -- I
17 don't know if you recall the first plan, we
18 had a centralized park that we thought was
19 kind of symmetrical, but it didn't really do
20 the job for the trees.

21 And so this particular plan
22 is finely tuned to accommodate as many of the
23 high quality trees on the site that we
24 possibly can and still remediate.

25 So I think that's -- we

1 have done a pretty good job there, and again,
2 I give the -- the city kind of pushed us
3 along to get there because we weren't there
4 to begin with.

5 So this is a bi-product of
6 a lot of working together. We also reached
7 an agreement with the city to plan on Dixon
8 Road, which is relatively unique for some of
9 the trees that we are removing, we are
10 actually going to be beautifying Dixon Road
11 and we have also reached an agreement with
12 the Liberty Park homeowners association to
13 plant trees in their 50-foot common area
14 along Dixon Road, which is going to have a
15 major impact on the feel of Dixon Road.

16 We had some photos from an
17 earlier presentation that shows kind of a
18 before and after, and while there are trees
19 on our site, the majority of the Dixon Road
20 right-of-way relatively -- well, if I might,
21 and we're adding some trees to what the
22 public will see as they come up Dixon Road.
23 You also might note on our plan there is
24 very, very little housing on Dixon Road.
25 There is a few up in the northwest corners

1 there that's back to that pretty big buffer
2 of trees, and otherwise it's pretty much left
3 open, as best we could.

4 I think give yourself some
5 credit. We're doing a lot to remediate the
6 arsenic, which is a significant issue and I
7 think a great public benefit. And saving
8 pretty good selection of quality trees in the
9 process.

10 MR. BARATTA: Thank you very
11 much.

12 CHAIRPERSON GRECO: Thank you
13 Member Baratta. Member Lynch?

14 MR. LYNCH: I remember the
15 discussions. This isn't it the first
16 discussion. I do know that we sent you back
17 to the drawing board specifically for this
18 reason.

19 I think the arsenic removal
20 is a balance to try to take -- I do agree
21 with Member Baratta, it's a policy, you know,
22 we -- I thought we have been relatively
23 consistent with trying to -- I know I have
24 stated it, that granted we are going to
25 replace trees, we want to keep as many of the

1 trees -- this tree fund -- like I said
2 publicly, I'm not a fan of the tree fund,
3 although I do agree with the concept, I want
4 to keep as much of the foliage in the area
5 that you're removing it from.

6 I remembered a discussion
7 and I'm glad you were able to work with
8 staff, Dixon Road when we had all the
9 homeowners come in at either one or two
10 public hearings ago, that was the biggest
11 concern, what are they going to see on Dixon
12 Road. Right now they see a forest back
13 there.

14 And so correct me if I'm
15 wrong, my understanding was we added a
16 tremendous amount of foliage. You had to do
17 some negotiating to get access to the
18 property across the street on the west side
19 of Dixon Road, then we are adding more stuff
20 in the -- I don't know if it's east or
21 whatever, so from the perspective of the
22 adjacent homeowners association, they are
23 going to be totally screened from this.

24 I do appreciate -- I know
25 that we are kind of hard on you, I do

1 appreciate you going back to the drawing
2 board on several occasions.

3 The plan itself, I do
4 understand, if it was a ideal situation, I
5 wish there wasn't arsenic there, I wish that
6 we could limit the density, but I think with
7 all the discussions we've had over the past
8 year, it seems like a year, I don't know
9 how -- pretty close to a year, I do like the
10 project.

11 Based on the arsenic that
12 we had to overcome, you know we have to give
13 the property owners the ability to develop
14 the property yet try to keep it consistent
15 with the surrounding area. I think, in my
16 opinion, I think this is the best that we
17 could possibly do to make a win-win situation
18 out of this particular parcel. Although I do
19 agree with Mr. Baratta that if there was an
20 extenuating circumstance here, we definitely
21 as a group need to really look at going
22 forward with the removal and the clear
23 cutting. I think that's the most attractive
24 part of Novi is you're actually in the semi
25 rural environment. If you want to get to,

1 you know, the clear cutting, you can go, you
2 know, to surrounding communities, Livonia,
3 Canton, places like that.

4 But with this particular
5 parcel, I'm satisfied with the year's worth
6 of work that we have done, as much as we
7 possibly can with this particular parcel. I
8 am in support of it.

9 CHAIRPERSON GRECO: Thank you,
10 Member Lynch. Anyone else?

11 Member Giacometti.

12 MR. GIACOPETTI: If I may, I have
13 some questions, if you can just give us a
14 brief overview of the phasing. You said
15 there are two phases?

16 MR. HALSO: The western most
17 north/south street would go in first, and
18 then the eastern most north/street would
19 go -- that's kind of the phase line, if you
20 will.

21 MR. GIACOPETTI: So everything
22 west of that --

23 MR. HALSO: That going down there
24 is kind of the phase line.

25 MR. GIACOPETTI: I see. And then

1 what is the timing for this? Where is the
2 plan --

3 MR. HALSO: Development next
4 spring, summer.

5 MR. GIACOPETTI: For phase?

6 MR. HALSO: Phase one.

7 MR. GIACOPETTI: Then phase two?

8 MR. HALSO: Would be probably the
9 following year. And that, you know, it's a
10 phasing plan. We may even do it all at once.
11 You know, right now, we're a little
12 premature, but we have the ability at least
13 do it in two phases, if that seems
14 appropriate. Some work, the arsenic
15 remediation will be done over the entire site
16 all at once.

17 So that will follow
18 whatever course it may follow to get done.

19 MR. GIACOPETTI: Second question
20 for you, in the last public hearing
21 concerning this project, there was a
22 gentleman who came and brought up the issue
23 of screening and foliage on the opposite side
24 that the audience members are concerned for.

25 Have you made any changes

1 or enhancement to screen the eastern property
2 side from the residents who live off of
3 Carlton Way?

4 MR. HALSO: We have not added it.
5 They have a wonderful landscape buffer there.
6 We are not disturbing it or adding to it in
7 anyway.

8 MR. GIACOPETTI: I can see in the
9 satellite light map, there is a buffer,
10 that's their property and your property line.
11 So the homes built on that border, their
12 backyard will just be right up to that
13 property line.

14 MR. HALSO: It will.

15 MR. GIACOPETTI: You're confident
16 that there are no large gaps in foliage or
17 landscaping that would --

18 MR. HALSO: It's a nice buffer,
19 the entire buffer, I'm sure they were
20 required to put it in at the time. From
21 market perspective, I feel very comfortable
22 with it.

23 I think on a lot-by-lot
24 basis, if there were a gap, we'd probably
25 plant some trees in the backyard for our

1 own -- for marketing a homesite.

2 But right now we are
3 enjoying that buffer, which is entirely on
4 their property. We are not disturbing it in
5 any way.

6 MR. GIACOPETTI: Those are all of
7 my questions. I am a former resident of
8 Liberty Park development, and I can
9 sympathize with the audience concerns over
10 traffic.

11 Unfortunately, I feel like
12 those problems are created by poor planning
13 in terms of location of Declaration or
14 Independence Drive that leads onto Twelve
15 Mile. That's a very dangerous intersection.

16 My traffic concern is for
17 more for that intersection and the -- you
18 know, the backups that it causes further down
19 the residents of this development are
20 subjected to.

21 So in terms of our efforts,
22 I think we are responsible for the capital
23 improvement plan and pushing some of these
24 projects, maybe not in the ten year horizon,
25 the folks shouldn't have to wait ten years,

1 given all the development and new tax revenue
2 that's coming to the city, you know, when you
3 put in 90 homes it generates that much money
4 and revenue and some of these projects in the
5 vicinity need to be addressed. I'll get off
6 my soapbox.

7 CHAIRPERSON GRECO: Thank you,
8 Member Giacobetti.

9 Any other comments?

10 MR. ZUCHLEWSKI: I have a
11 question for Jeremy.

12 Jeremy, do we know, this
13 subdivision to the east -- or west rather, do
14 we know how many -- approximately how many
15 people or how many houses are in there? How
16 many housing units?

17 My concern is traffic
18 again. We have got 90 units over here, what
19 do we have coming in from the existing
20 traffic? Do we have a number?

21 MR. MILLER: I don't know that
22 offhand. The problem we run into here is a
23 lot of the traffic is from Twelve Mile, and
24 that's an Oakland County jurisdiction road,
25 so we are limited in what improvements we can

1 make to fix it.

2 MR. ZUCHLEWSKI: Thank you.

3 MR. JAGDALE: With your
4 permission, I have a figure, 352 homes.

5 CHAIRPERSON GRECO: Member Lynch?

6 MR. LYNCH: With that, I will go
7 ahead and make a motion.

8 CHAIRPERSON GRECO: I have a
9 couple of comments. Thank you.

10 You know, this is a project
11 that we have been considering for quite a
12 while.

13 And with respect to the
14 traffic, the area, everything that's been
15 done with this, we have looked at it quite a
16 bit, including again, looking at the traffic
17 issues, not only tonight, but really looked
18 at it previously before when we were dealing
19 with these issues. And that's why we asked
20 for another study to go over it, and what to
21 do.

22 Now, with respect to Member
23 Baratta's comments early on, with regard to
24 making sure we are looking at what we are
25 doing here, I wholeheartedly agree.

1 I think with this project,
2 my feeling is we have spent enough time on
3 it. We have spent -- you know, Mr. Halso of
4 Pulte Homes has come back numerous times, so
5 I am going to support it.

6 Although, I'm sure
7 Mr. Halso remembers that I did not support it
8 early on. For the reason with respect to the
9 wooded area, and what we are doing in the
10 City of Novi. You know, whenever someone as
11 respectable as Pulte Homes, Mr. Halso comes
12 before us, it's always a beautiful project,
13 it's always going to be well done. It's
14 always attractive, it's always exciting. We
15 imagine, you know, whether it's large, estate
16 type homes, or a townhome type thing, we all
17 have families, relatives, people that we
18 know. We imagine the mix and the diversity
19 and everybody that's coming into Novi and it
20 always looks good.

21 But that being said, we do
22 have to consider what we are doing on a going
23 forward basis, I think, because, you know, I
24 know when we were doing this analysis, we
25 have higher density here, lower density over

1 here and this seems to be a bridge between
2 the two, but sometimes a wooded area with
3 nothing there is a reasonable bridge, too.
4 Because even though it's higher density over
5 here, these apartments, I know, you know,
6 people in higher density apartments probably
7 appreciate looking at woods as much as anyone
8 in an estate type home. And, you know,
9 again, I'm going to support this project.

10 But early on, my biggest
11 concern was it is zoned a certain way, this
12 is a drastic change in the density. We have
13 had some that are closer calls. You know,
14 Ten Mile and Beck, which was, you know, 66
15 versus 62 and what we are getting and
16 different things. And this one was a more
17 drastic change, but I would like us to take a
18 closer look in the future, so I will get off
19 my soapbox. I am not going to withdraw my
20 support for this project. Again, which I
21 initially was not for, but, you know, so
22 those are my comments.

23 Member Baratta?

24 MR. BARATTA: Mr. Chairperson,
25 given that we have looked at this project, we

1 have studied it, we have an arsenic issue.
2 You know, our concerns about the landscaping,
3 we have had the applicant come back several
4 times, I know we have him spend an awful lot
5 more than money that probably he intended
6 initially when he came before us. I was
7 originally supporting the project and I still
8 am.

9 I'd would like to make a
10 motion to approve the preliminary site plan.

11 So in the matter of Dixon
12 Meadows, JSP14-46 Dixon Meadows, motion to
13 approve the preliminary site plan, based on
14 and subject to the following: The findings
15 of compliance with ordinance standards in the
16 staff and consultant and review letters, and
17 the conditions and items listed in those as
18 well as other terms and conditions of the PRO
19 agreement as approved, with these items
20 beings addressed on the final site plan.
21 This motion is made because it is otherwise
22 in compliance with Article 3, Article 4 and
23 Article 5 of the zoning ordinance, and all
24 other applicable conditions of the ordinance.

25 MR. LYNCH: Second.

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CHAIRPERSON GRECO: We have a motion by Member Baratta, second by Member Lynch.

Call the roll.

MS. KOMARAGIRI: Member Giacobetti?

MR. GIACOPEPETTI: Yes.

MR. KOMARAGIRI: Chair Greco?

CHAIRPERSON GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MR. KOMARAGIRI: Motion passes five to zero.

MR. BARATTA: I have additional motions. To approve of phasing plan, matter of Dixon Meadows, JSP14-46 motion to approve the phasing plan based on and subject to the following: Findings of compliance with ordinance standards in the staff and consultant review letters and conditions and

1 items existed in those letters being
2 addressed in the final site plan. This
3 motion is made because the plan is otherwise
4 in compliance with Articles 3, 4 and 5 of the
5 zoning ordinance, and all other applicable
6 provisions of the ordinance.

7 MR. LYNCH: Second.

8 CHAIRPERSON GRECO: Motion by
9 Member Baratta, second by Member Lynch.

10 MS. KOMARAGIRI: Chair Greco?

11 CHAIRPERSON GRECO: Yes.

12 MS. KOMARAGIRI: Member Lynch?

13 MR. LYNCH: Yes.

14 MS. KOMARAGIRI: Member

15 Zuchlewski?

16 MR. ZUCHLEWSKI: Yes.

17 MS. KOMARAGIRI: Member Baratta?

18 MR. BARATTA: Yes.

19 MS. KOMARAGIRI: Member

20 Giacopetti?

21 MR. GIACOPETTI: No.

22 MR. KOMARAGIRI: Motion passes
23 four to one.

24 MR. BARATTA: Additional motion
25 in the matter of Dixon Meadows, JSP14-46,

1 motion to approve the wetland permit based on
2 and subject to the following, findings of
3 compliance with the ordinance standards in
4 the staff and consultant review letters,
5 conditions and items listed in those letters
6 be addressed on the final site plan, and the
7 motion is made because the plan is otherwise
8 in compliance with Chapter 12, Article 5 of
9 the code of ordinances and all other
10 applicable provisions under the ordinance.

11 MR. LYNCH: Second.

12 CHAIRPERSON GRECO: We have a
13 motion by Member Baratta, second by Member
14 Lynch.

15 MS. KOMARAGIRI: Member
16 Zuchlewski?

17 MR. ZUCHLEWSKI: Yes.

18 MS. KOMARAGIRI: Member Baratta?

19 MR. BARATTA: Yes.

20 MS. KOMARAGIRI: Member
21 Giacopetti?

22 MR. GIACOPETTI: Yes.

23 MS. KOMARAGIRI: Chair Greco?

24 CHAIRPERSON GRECO: Yes.

25 MR. KOMARAGIRI: Member Lynch?

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MR. LYNCH: Yes.

MR. KOMARAGIRI: Motion passes
five to zero.

MR. BARATTA: In the matter of
Dixon Meadows JSP14-46, motion to approve the
woodland permit based on and subject to the
following: Findings of compliance with the
ordinance standards in the staff and
consultant review letters, conditions and
items listed in those letters being addressed
in the final site plans, and motion is in
compliance with Chapter 37 of the code of
ordinances and all other applicable
provisions of the ordinance.

MR. LYNCH: Second.

CHAIRPERSON GRECO: Motion by
Member Baratta, second by Member Lynch.

MS. KOMARAGIRI: Member
Giacopetti?

MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Chair Greco?

CHAIRPERSON GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Member

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Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MR. KOMARAGIRI: Motion passes
five to zero.

MR. BARATTA: Final motion in the
matter of Dixon Meadows, JSP14-46, motion to
approve the storm water management plan based
on and subject to the following: Findings of
compliance with the standards in the staff
and consultant review letters and the
conditions and items listed in those letters
being addressed on the final site plan, and
motion is made because it's otherwise in
compliance with Chapter 9 in the code of
ordinances and all other applicable
conditions and provisions of the ordinance.

MR. LYNCH: Second.

CHAIRPERSON GRECO: We have a
motion by Member Baratta and a second by
Member Lynch.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Member

1 Zuchlewski?

2 MR. ZUCHLEWSKI: Yes.

3 MS. KOMARAGIRI: Member Baratta?

4 MR. BARATTA: Yes.

5 MS. KOMARAGIRI: Member

6 Giacometti?

7 MR. GIACOPETTI: Yes.

8 MS. KOMARAGIRI: Chair Greco?

9 CHAIRPERSON GRECO: Yes.

10 MR. KOMARAGIRI: Motion passes
11 five to zero.

12 CHAIRPERSON GRECO: That's it.

13 Good luck.

14 Next, our next public
15 hearing, is for the Suburban Showplace
16 expansion.

17 This is a public hearing at
18 the request of TBON, LLC for Planning
19 Commission's recommendations to City Council
20 for approval of special land use preliminary
21 site plan, wetland permit and storm water
22 management plan.

23 The request is for
24 expansion of the building and parking lot for
25 land within the OST Planned Office Service

1 Technology district and OST Planned Office
2 Service Technology district with an EXO,
3 exposition overlay district.

4 The subject property is
5 located on Section 16 north of Grand River
6 Avenue and west of Taft Road.

7 The applicant is proposing
8 to expand the existing showplace exposition
9 facility by adding a 175,815 square foot
10 building addition, with associated parking
11 lot and other site improvements.

12 The site plan is proposing
13 off street parking lot, and an adjacent OST
14 zoned property to serve the exposition
15 facility, off street parking lots and another
16 site require special land permit.

17 Sri.

18 MR. KOMARAGIRI: The subject
19 parcel is located in Section 16 north of
20 Grand River Avenue and west of Taft Road.
21 The current site plan proposes expansion to
22 the existing exposition facility well known
23 as Suburban Collection Showplace.

24 The request is for an
25 expansion of the building and parking lot for

1 land within the OST and the OST district
2 within an EXO overlay. The site plan is
3 spread across two different parcels with
4 different zoning districts.

5 Off-street parking lots in
6 OST are typically a permitted use. However
7 the site plan is proposing an off-street
8 parking lot to serve the exposition facility
9 which would require special land use.

10 The applicant has expressed
11 his intent to combine both parcels into one
12 prior to the final site plan approval. The
13 subject parcels have OST zoning to the west,
14 I1 light industrial to the east and south,
15 and abuts I-96 right-of-way on the north.

16 The future land use map
17 indicates office research and development for
18 the subject parcels and the surrounding
19 properties, except industrial research and
20 technology on the south.

21 There are a few related
22 wetlands and woodlands on the property. The
23 site plan is proposing to expand the existing
24 showplace exposition facility within the EXO
25 overlay district by adding 175,000 square

1 foot building, in addition with associated
2 parking lot and other site improvements. The
3 new building addition will house a 90,000
4 square foot exhibit hall and several smaller
5 exhibit spaces, pre-function space with
6 access to meeting rooms, and a warehouse
7 addition on the north side with loading docks
8 and receiving area.

9 An about 18,000 square
10 mezzanine is proposed to be added as a second
11 story overlooking the new lodge exhibit hall
12 and an existing building located at the west
13 end of the facility will be removed to
14 accommodate the addition and allow additional
15 outside patio areas similar to those found
16 near the Hyatt Hotel on east side of the
17 site.

18 The applicant is proposing
19 to utilize the OST service technology parcel
20 immediately to the west of the Suburban
21 Collection Showplace, primarily for parking
22 for existing exposition facility, and as a
23 secondary and temporary use as fairgrounds,
24 outside exhibits and as a ride and drive
25 automotive research lot to test vehicle

1 capabilities in a variety of situations.

2 A total of 2,951 paid
3 parking spaces are proposed for the new
4 expansion. The overall master site plan
5 shows two additional expansion parcels to the
6 west, but are not part of the site plan
7 request at this time.

8 To accommodate the proposed
9 secondary uses, the applicant is proposing a
10 flat paved area with no interior parking lot
11 islands to allow for the greatest flexibility
12 in test course design, similar to existing
13 ride and drive lot previously approved on the
14 east end side of the site. A striping plan
15 has been submitted but the applicant has
16 indicated the automotive research uses have
17 requested that it either remains unstriped or
18 restriped in a muted color.

19 The applicant has submitted
20 a community impact statement which was
21 provided as part of your packet along with
22 the site plan. The site plan would require
23 multiple ZBA variances for ordinance
24 deviations and a City Council waiver in order
25 to accommodate proposed secondary uses

1 discussed so far. The variances that were
2 applied for were building setbacks reducing
3 the parking lot setbacks and the minimum
4 required parking on-site, lack of islands,
5 minimum distance between building and off
6 street parking lot, and exiting the maximum
7 (unintelligible). And a council waiver is
8 required for proposing painted
9 (unintelligible) in lieu of required raised
10 (unintelligible).

11 Engineering is providing
12 conditional approval that requires M.D.O.T.
13 approval of the storm water retention basin
14 discharge to the I96 right-of-way.

15 The proposed site plan does
16 not meet the minimum landscaping requirements
17 in the proposed parking expansion on the west
18 to allow for alternate use of parking lot as
19 a ride and drive automotive research lot and
20 other (unintelligible) earlier. The variance
21 referred into parking lot -- reduction
22 interior parking lot, trees, interior island
23 space, parking space, longer than 15
24 continuous space, parking lot plantings and
25 foundation plantings. And landscaping

1 requested to pay a little bit additional
2 attention towards screening for loading
3 spaces along I-96 right-of-way.

4 The applicant indicated
5 that after the trees are transplanted, the
6 screening would be adequate. The site plan
7 does not propose any impacts to the woodlands
8 on-site. The plan appears to propose .14
9 acres of fill within existing wetland, west
10 of existing parking lot for the construction
11 of additional site parking. This impact
12 would not require wetland mitigation. The
13 plan also proposes to impact .37 acres of
14 25 foot woodland buffers. The applicant will
15 need a City of Novi non-minor wetland permit
16 and wetland buffer authorization.

17 The proposed expansion
18 would generate significant traffic to and fro
19 from the site. The applicant has provided a
20 major event traffic plan in lieu of required
21 traffic impact study. Because of the
22 anticipated use of the site, it was
23 determined that a traditional traffic impact
24 study would not be required, but rather a
25 TMP, traffic management plan should be

1 provided to define the courses of action SCS
2 personnel would enact during major events,
3 such as the State Fair and Comic-Con.

4 City staff and consultants
5 have met with the applicant to address
6 majority of concerns listed in the review
7 letter and the METP review letter.

8 Based on the meetings, it
9 was determined to revisit the right
10 turn/taper lane requirement in future,
11 possibly in two years, or if determined by
12 the city, sooner as listed in the motion
13 sheet under specific conditions.

14 A section nine facade
15 waiver for the overage of horizontal rib
16 metal panels, vertical metal and split faced
17 CMU is required. Facade states that it is
18 evident that proposed addition will be
19 harmonized with the existing structure.

20 The applicant has provided
21 a facade board which is in the front of the
22 podium.

23 All reviews except traffic
24 are recommending approval with additional
25 details to be provided with the final site

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plan.

The applicant is requesting all applicable variances and waivers as listed in staff and consultant review letters.

Planning Commission shall consider the factors listed in Section 6.1.2C, in the review of special land use, as the parcels are not combined at the moment.

Planning Commission is asked tonight to recommend approval to City Council for a special land use, preliminary site plan with EXO overlay, woodland permit and storm water management plan for the proposed -- wetlands permit and storm water management plan for the proposed expansion.

The applicant Blair Bowman is here tonight to answer any question you may have.

As always, I'm happy to answer any questions you have. Thank you.

CHAIRPERSON GRECO: Thank you. Would the applicant like to come forward and address the Planning Commission.

MR. BOWMAN: Good evening.

1 Blair Bowman representing TBON, LLC and that
2 is the owner of the property at that end of
3 the facilities, where the project commonly
4 known as the Suburban Collection Showplace
5 resides, and in addition where now the
6 expanding flexible State Fairgrounds, the
7 revival effort that we undertook about five
8 years ago now to bring back the Stair Fair,
9 which is growing, and one of the significant
10 reasons for the request for the flexible
11 style use of the west of the surface parking
12 area.

13 So first I would like to
14 thank staff and the administration immensely.
15 There has been many, many months of work to
16 try and find, you know, common ground and the
17 maximum meeting of the ordinance approach,
18 but also looking at the utility and the
19 flexibility needed for what we now believe to
20 be is our best foot forward with regards to
21 both from a physical layout standpoint and a
22 facade and architectural standpoint.

23 But it is really going to
24 give us the ability to provide for the
25 environment for the expansion of our existing

1 events.

2 There are two major
3 investor trade shows that are the largest
4 drivers of this effort. They are at the
5 forefront, but also some of our other major
6 consumer shows will be able to expand as
7 well, and then also, of course, the fair.

8 We then looked to the
9 opportunity to attract some additional types
10 of events that we have not uniquely or not
11 done before in the past, and they will be
12 more unique style events and really trying to
13 look at the traditional traffic planning
14 approach was very, very difficult at best and
15 really coming out of our last effort with
16 Comic-con which was a three-year process
17 where we worked all the different agencies,
18 State Police, the Department of
19 Transportation with their dynamic messaging
20 system, Oakland County in the signalization,
21 not in just our immediate area, but around
22 the surrounding area, the Novi police
23 department, the administration, our staff and
24 others, created an opportunity for us to
25 actually, with even significant increase in

1 attendance, they -- I think by all measures
2 that was a successful event and we kept all
3 the areas in green or only for short periods
4 of time yellow, where in the past years there
5 was some significant red or stopped traffic.
6 So building on that, is what we are looking
7 to do from the traffic plan and it really is
8 currently, as our schedule goes out to 2018,
9 it will only be those two events. As I was
10 saying to the administration, I hope that we
11 do have the opportunity to implement this
12 METP and have opportunities to work on that.
13 But coordinating it with even directional
14 items, staff items and signalization efforts
15 and things like that, I think is a very valid
16 approach.

17 I have got my consultants
18 here, from the architects, engineering and
19 landscape architectural group, happy to
20 answer any questions that you might have.

21 CHAIRPERSON GRECO: Just one
22 quick one. What was the attendance this year
23 at Comic-Con?

24 MR. BOWMAN: I am going to answer
25 that as best as I can. Because it is a

1 proprietary thing to that industry. But I
2 would just tell you it was a 35-ish percent
3 increase. And over the course of the single
4 day Saturday, which we know, we counted the
5 cars and we know that that is our peak of all
6 peak days ever, and they come at a very
7 reasonably early time, then they stay for an
8 incredibly long time, which creates all of
9 those factors for that unique event.

10 We will actually do more
11 people in one day for the State Fair, but we
12 have, you know, three to five people per car.
13 We have about two and a half hour stay
14 instead of a seven hour day, so I'm not
15 directly answering your question because it
16 is a very little bit of a sensitive issue
17 with the promoter of that event.

18 We did submit some
19 information though in writing that the
20 administration assisted with that does have
21 some numbers in it.

22 CHAIRPERSON GRECO: Thank you.
23 Anything else?

24 MR. BOWMAN: No. Be happy to
25 answer any questions. I'm sure there is

1 going to be a good amount of them and happy
2 to answer it and certainly any of our
3 professionals will as well.

4 CHAIRPERSON GRECO: Very good,
5 thank you. All right. This is a public
6 hearing. Does anybody, a member of the
7 public, want to address the Planning
8 Commission regarding this particular public
9 hearing in the Suburban Showplace Collection
10 expansion?

11 All right. Seeing no one,
12 close that portion of the public hearing.
13 And I'm going to ask is there any
14 correspondence? I think there was.

15 Member Giacobetti, if you
16 may.

17 MR. GIACOPETTI: There is a
18 letter from a Charles Latham, no address
19 provided, but he is a property owner across
20 the street from the proposed development, and
21 in his own words, wholeheartedly agrees with
22 the request and that the project should be
23 approved.

24 CHAIRPERSON GRECO: Thank you.
25 The public hearing is closed. Turn it over

1 to the Planning Commission for discussion.
2 Who would like to go first.

3 Member Zuchlewski.

4 MR. ZUCHLEWSKI: I just have a
5 few questions, Blair.

6 First having to do with the
7 curb cut on Grand River and the M.D.O.T.
8 standards, I guess. What is the reason,
9 maybe you want to pass it on, but what was
10 the reason that you're looking for a variance
11 on that curb cut? I'm thinking a decel lane
12 maybe. I think that the infrastructure at
13 the entrance we currently operate from, which
14 is our intention to operate from, those
15 should meet all standards, correct?

16 MR. BOWMAN: I don't think we are
17 looking for any variances in that regard. Is
18 there any --

19 MR. ZUCHLEWSKI: Maybe I am
20 reading this wrong. That's probably -- I
21 thought it was on Grand River. But it's a
22 taper. So that's fine. I was thinking a
23 decel lane.

24 There was a discussion at a
25 previous meeting about the landscaping and

1 the people cutting through in the northwest
2 corner parking on private streets, if you
3 will, or in subdivisions, and walking through
4 an area. Has that been addressed for those
5 citizens, so that traffic isn't there, you
6 know, the foot traffic, and people parking in
7 front of their homes and that sort of thing?

8 MR. BOWMAN: If I can take a
9 crack, I think you're talking about the
10 soccer park.

11 So we did end up organizing
12 use of the replacement trees, doing those in
13 evergreen fashion versus deciduous, which
14 required some factor of additional amount of
15 planting, so we are putting those along the
16 southern end of that particular property.

17 You know, as far as their
18 indication is, I certainly have to take them
19 at their word, that there is some parking
20 going on, there is some subdivision streets,
21 things like that, people are walking. I do
22 believe that this year, I believe that there
23 was much less of that, if any, that occurred.
24 We had adequate parking opportunities, that
25 was the key thing, is creating not only on

1 our site, but having the shuttle opportunity
2 to the high school parking lot, which -- for
3 that particular Comic-Con event, because I
4 know it's kind of funny, but to see Yoda and
5 Chewbacca and things like that walking down
6 the streets, but we did not see that as much
7 this year because of those coordinated
8 efforts to some alternative opportunities for
9 them. And we hope to promote that more and
10 people really liked that -- the use of the
11 shuttle, and the bi-product of that was also
12 that very modest \$2 per rider fee, we raised
13 a significant amount of money that went to
14 the Novi educational foundation as well, too.

15 We are going to continue to
16 build on that and hopefully get even up to
17 1,200 vehicles daily to take us up on that
18 opportunity, as that continues to grow.

19 MR. ZUCHLEWSKI: Very good, thank
20 you.

21 CHAIRPERSON GRECO: Thank you,
22 Member Zuchlewski. Anyone else?

23 Member Baratta.

24 MR. BARATTA: Blair, just
25 following up on Chairperson Zuchlewski's

1 comment, the driveway, that western driveway.

2 I notice on the plan there
3 is no taper, is that accurate?

4 MR. BOWMAN: There is not on the
5 far west, and there is a small -- it's a
6 larger driveway opening for what would be
7 considered what we are calling gate three,
8 which is the center of the gate.

9 MR. BARATTA: The western one, or
10 the one that --

11 MR. BOWMAN: So we were looking
12 at it kind of the fairground, in the
13 vernacular, gate one is the main east
14 entrance that we have traditionally used to
15 signalize. Gate two is our western entrance,
16 that is going to be -- those two will be our
17 continued primary 98 percent of the time
18 utilization for feeding all of the lots
19 including the new one.

20 Then you go a little
21 further west, it will be gate three, which is
22 on the west edge of the darker surface area
23 there, keep going -- there it is. Then a
24 furthest west entrance point on the far west
25 of the aggregate surface lots, that former

1 Anglin property, that's gate four.

2 Now, those are entrance
3 points, they're curb cuts. They are, you
4 know, curb and cement aprons, but what our
5 approach is there, and I think as you heard
6 it in -- this is the first time I heard the
7 two-year, look back, which I am totally fine
8 with. For the two times a year that we know
9 we are going use it now, and even if we are
10 to increase that and handle it in the fashion
11 that we did with the Comic-Con coordinated
12 plan, it worked well and you do want to use
13 them for ingress because that's the key
14 factor is to get them in, get them positioned
15 in a parking spot as quickly as you can.

16 Currently, to do that for a
17 couple of events, we have been -- I will use
18 single digits over the course of a year, for
19 a number of events, there are major utility
20 poles, gas lines, you know, multiple sidewalk
21 issues, parking lot issues, right-of-way
22 issues, that the resolution of which would be
23 extraordinarily extensive at this stage.

24 So realistically, if it is
25 a major event like the Comic-Con with the

1 assistance direction and even use, you know,
2 appropriate authorities, assisting in those
3 regards, we can get them in safely and
4 certainly out safely.

5 MR. BARATTA: Explain to me the
6 two-year look-back on the traffic.

7 MS. MCBETH: If I might, through
8 the Chair, Jeremy could certainly answer that
9 question. I also like to point out that we
10 do have our city traffic engineering and
11 consultant here tonight, Maureen Peters. She
12 can address the comments about the taper lane
13 and about the major event traffic plan, if
14 you have any questions for her.

15 MR. BARATTA: That would be
16 great.

17 Explain to me the traffic.
18 I'm concerned about traffic on this major
19 material. I know Blair's group is widely
20 successful. And I am concerned that we are
21 not getting the traffic off of Grand River,
22 so --

23 MS. PETERS: Initially we had a
24 traffic impact study, with the volumes, it
25 warranted to provide a traffic impact study.

1 But because of the use of the lot, because
2 the parcel being, you know, special event and
3 not an every day peak period type scenario,
4 we said, let's look at this from a different
5 perspective. Let's put together some sort of
6 event traffic management plan that
7 coordinated the police department, the
8 Oakland County with their signals, and MDOT
9 personnel with their DMS message boards and
10 any other stake holders that might have any
11 part in organizing or being able to help
12 manage the traffic.

13 So what we have planned to
14 do is work with staff as well as Blair's
15 group to put together, we will call it
16 outline or a shell for this traffic
17 management plan, and then during these major
18 events, he will be filling in the information
19 and coordinating -- putting together contact
20 lists and coordinating with the various
21 stakeholders to make sure that all mitigation
22 letters are in place prior to the event. For
23 that kind of handle -- that was our
24 recommendation in lieu of a traditional
25 traffic impact study. This really wouldn't

1 give us what we needed.

2 MR. BARATTA: You will get the
3 data --

4 MS. PETERS: It's not necessarily
5 the data that we are requesting. It's more
6 of the coordination to make sure that
7 everything does operate properly.

8 If after that -- and then
9 as part of that I think there should be a
10 post-event analysis performed to make sure
11 that, you know, all -- everything went as
12 planned, you know, if there are different
13 signal timings that need to go in place,
14 let's do that for the next event until we get
15 it right, that type of thing.

16 So the first go-around is
17 for them to look at what happened with the
18 Comic-Con and meet with the stakeholders that
19 were involved, COC and M.D.O.T. and police
20 department and make sure that what they did
21 for that event worked well, and that -- see
22 if there is anything that they can improve
23 upon with regard to that.

24 So that's -- we feel like
25 that that will, you know, bring everybody

1 together and make everything run as smooth as
2 possible with the existing facilities around
3 the Showplace.

4 With regard to the
5 driveways and the taper lanes, the volume on
6 Grand River right now warrants a taper at
7 every driveway. However, again, like we
8 stated, it's only going to be used once or
9 twice a year.

10 Blair has said that he
11 plans to keep those gates at gates three and
12 four closed, unless there is a major event
13 where they need additional access to the
14 venue.

15 And in talking with Sri
16 last week we came to the conclusion that
17 let's see how it goes, again, you know, with
18 the expansion and the use of these lots, and
19 if there is a need at that time, if we are
20 seeing that there are major backups in the
21 right turn lane heading westbound going into
22 the driveways, that will bring that to
23 Blair's attention. Hey, this is not what we
24 want to see, this is not what we were
25 expecting, now is the time to do something.

1 So it would be recommended
2 that he collects some sort of operational
3 analysis to provide quantitative data that
4 says my driveways are operating fine, there
5 aren't any crashes here, there aren't any,
6 you know, anything -- (inaudible) traffic
7 flow on Grand River because of the event
8 traffic and then it can be readdressed.
9 Rather than saying, you need to put in the
10 tapering, you need to put in the right turn
11 lane, even though you're only going to use it
12 twice a year.

13 That was the agreement that
14 we came to.

15 MR. BARATTA: Then we can enforce
16 the agreement, at that point if the taper is
17 needed?

18 MR. GILLAM: It's made a
19 condition of the approval, yes.

20 MR. BARATTA: Thank you very
21 much.

22 MR. ZUCHLEWSKI: I have a couple
23 of questions I would like to ask.

24 MS. PETERS: Sure.

25 MR. ZUCHLEWSKI: I have gone

1 before highway departments many times,
2 especially on Grand River.

3 It's always been a year
4 process or many years to get something done,
5 curb cut. And they have got -- you know, you
6 have got your standard book. There is no
7 deviations from the standards of drawings,
8 the red line and people go crazy, oh, my God,
9 do this. Not only having an approach with
10 the decel lane or whatever, but having to
11 move approaches so they're not across the
12 street from somebody or they are across from
13 streets from somebody, so it's at the whim
14 pretty much. But it's always been legal and
15 it's always been documented, and I'm just
16 looking at this and thinking, okay, what kind
17 of -- you know, once we step outside of the
18 box, you know, well, this is special for this
19 thing, we have got other items in play to
20 make this work. First off, I never heard of
21 that.

22 Now, because it takes
23 the -- it takes the policing of the road and
24 the construction of the road, it takes it
25 away from the highway department and it now

1 takes the liability and puts it on Blair and
2 company, all right.

3 So I am kind of worrying
4 about number one, the legality of it that
5 it's an exception to a rule. It's not like
6 trees. I mean, if somebody gets hurt on that
7 road, and seriously hurt, then all of a
8 sudden we are going to be looking at each
9 other, say wait a minute, we approved that.
10 And so I don't think we have the power to
11 approve it. I don't know if the highway
12 department has the power to deviate from
13 that. I just want to bring that up. The
14 insurance, you know, is there going to be
15 insurance to cover this, if there is a severe
16 accident, is it going to go back to the
17 Suburban Place, if you will.

18 And then I'm also
19 interested in the cost of that taper and that
20 decel lane, and that fact it's never been an
21 issue as far as I know that somebody can
22 deviate from what is the standard because of
23 the cost. All right. So I'm just throwing
24 these out a little bit.

25 But again what's the cost

1 of bringing in the police department and fire
2 department and all these other -- I mean,
3 that's the city now, I would think, to police
4 this and to be there on time.

5 So these are just thoughts
6 that I wanted to throw out and be on the
7 record of that this is kind of a first for
8 me.

9 MS. PETERS: Sri, there a piece
10 of the motion that says that they need to
11 gain RCOC's approval for, they need to take
12 this to the county because this is a county
13 roadway and make sure that they're in
14 agreement with some of these.

15 MR. ZUCHLEWSKI: So that's a
16 piece of this the county has to buy in on --

17 MS. KOMARAGIRI: It's right after
18 the motion that talks about the two year
19 revisiting. It says the applicant has to
20 what work with RCOC to gain any approval
21 needed.

22 MR. ZUCHLEWSKI: So this is all
23 contingent upon that.

24 MS. KOMARAGIRI: Right.

25 MS. PETERS: There are also

1 measures that they could put up. They could
2 restrict the right turns into these two
3 driveways. There is already the left turn --
4 center left-turn lane, that WOULD be able to
5 accommodate eastbound left turns into
6 driveways. So it could be -- it restricts
7 the right turn into these other driveways.

8 MR. ZUCHLEWSKI: I would think
9 the right turns would still be safer than the
10 left hand turn is.

11 MS. PETERS: Right, but the
12 facility is already in place for the left
13 turns, so at least it's getting it out of the
14 travel lane.

15 MR. BOWMAN: Can I please
16 address. Just to kind of expand on that
17 point.

18 The experience, limited as
19 it is, that we have had is when we are
20 looking to alleviate traffic from
21 Grand River, we are taking it mostly from
22 Beck Road, coming eastbound, using the
23 left-hand turn lane taper wouldn't assist in
24 that regard.

25 So that's where the use of

1 moving them into those drives through the
2 dedicated left-hand turn lane is what would
3 be the normal operation for that or coming
4 from the west to the east moving on into the
5 lots that way.

6 What we did just talk about
7 a bit is that we could actually again control
8 whether we would then send any -- if even our
9 other entrances were starting to back up a
10 little bit, which for major events, frankly,
11 that does occur, no matter where you go, we
12 have had -- besides the one kind of event
13 that we've had over the past few years with
14 Comic-Con in the new facility here, compared
15 to what we used to have at the old expo
16 center, I mean, you know, (unintelligible)
17 all the time for backing up expressways for
18 15 miles. It was a very difficult site to
19 work with. So we have got a huge
20 improvement.

21 That's why it's important
22 to note that along the entire frontage of the
23 existing showplace there is already the taper
24 lane. There is a passing lane there, so that
25 is going to stay there. That is what we are

1 going to use, 98 percent of the time,
2 literally for ingress and egress, so that is
3 all there to the conditions of RCOC and
4 everyone else.

5 And then just to point out
6 one of the things that we will BE doing, we
7 have engaged our traffic consultant, Mike
8 Labadie is engaged by many other major event
9 centers, and the reason why this, I think
10 would bear legality, and all the things you
11 point out about insurance, things like that,
12 we will have to have those. We do have IT in
13 place already. Is that major event
14 facilities that even don't have anywhere near
15 the road systems like MIS and things like
16 that, they put in into place major event
17 planning programs in order to handle those
18 things. Downtown, they're doing, you know,
19 for ALL the different stadiums and things
20 like downtown right now.

21 To your point about cost,
22 currently, so for the whole effort on the
23 State Fair, that is a very collaborative even
24 statewide effort. The Comic-Con, the various
25 agencies that came to us, they were anxious

1 and interested to do that, to make sure that
2 as part of their job, frankly, that that was
3 coordinating and we have really successfully
4 done that. If we do that on a regular basis,
5 or even any -- let's say event three comes
6 in, in the plan, there is going to be an
7 analysis of what the effort manpower is going
8 to be and there is going to be a charge to
9 that producer. That's going to be all
10 discussed up front before we sign on the
11 dotted line and have the event.

12 Okay. And then we will go
13 through the process of doing the event
14 hopefully successfully in preventing it and
15 then have a download at the end as to what we
16 need to do better. So just wanted to address
17 those.

18 MR. ZUCHLEWSKI: Thank you.

19 CHAIRPERSON GRECO: Thank you.

20 Member Baratta.

21 MR. BARATTA: I did want to
22 finish this.

23 The parking area to the
24 west, we are not going to put -- the proposal
25 is not to put the raised islands, that's

1 really a showplace, isn't it. It's more like
2 a display area where they put --

3 MR. BOWMAN: It's an extension of
4 the showplace, displaying it outside. That's
5 going to be the midway, that's going to be
6 expanding by 20 percent this year. They are
7 bringing in four more spectacular rides.

8 We are talking with the
9 manufactured housing group which is related
10 to our RV producer, where they might bring in
11 a 16 unit very cool month long display of
12 manufactured housing, that would be great
13 addition to the line.

14 Again, any of those islands
15 that would be there would present those type
16 of instructions, but building on the success
17 that we came before you and thankfully
18 received permission to do the smaller now,
19 which would be ride and drive lot on the
20 east, that has what has been highly used,
21 very successful.

22 The best is when they are
23 trading the models for the auto show, that's
24 something you have to come and see. It's
25 wonderful.

1 MR. ZUCHLEWSKI: Strike that from
2 the record.

3 MR. BARATTA: I don't know what
4 to say to that. I have no comment.

5 So truthfully if you have
6 the raised islands there it would probably
7 cause a hazard of some sort anyway, so I
8 don't have any issue with that.

9 I think it's -- I
10 characterize it as a display area. But thank
11 you very much. I think this looks like a
12 great project.

13 CHAIRPERSON GRECO: Thank you,
14 Member Baratta. Anyone else?

15 You know, we are, I think
16 in the City of Novi, we are both on the
17 Planning Commission and around the city,
18 really proud of what's been going on at the
19 Suburban Showplace over the years.

20 It's really grown and the
21 events that are that coming in, just really
22 world class.

23 You know, with all the
24 deviations that are here, I mean, it's a
25 product of you guys owning the product

1 next-door and it is being really treated as
2 one, you know, it's really not that big of a
3 deviation. I mean, the place is located in
4 the right place, there is great events going
5 on. It sounds like, I mean, we have an owner
6 here that's really invested in the success
7 and the succes of the events, so I am in
8 favor of this expansion.

9 Member Lynch, would you
10 like to --

11 MR. LYNCH: With that I would
12 like to make a motion.

13 In the matter of Suburban
14 Collection Showplace expansion, JSP16-12,
15 motion to recommend approval to City Council
16 for the special land use permit based on the
17 following findings listed on the motion sheet
18 in items A through G.

19 This motion is made because
20 the plan is otherwise in compliance with
21 Article 4.4, Article 4, Article 5, Article 6
22 of the zoning ordinance, and all other
23 applicable provisions of the ordinance.

24 MR. BARATTA: Second.

25 CHAIRPERSON GRECO: We have a

1 motion by Member Lynch and a second by Member
2 Baratta.

3 Sri.

4 MS. KOMARAGIRI: Chair Greco?

5 CHAIRPERSON GRECO: Yes.

6 MS. KOMARAGIRI: Member Lynch?

7 MR. LYNCH: Yes.

8 MS. KOMARAGIRI: Member

9 Zuchlewski?

10 MR. ZUCHLEWSKI: Yes.

11 MS. KOMARAGIRI: Member Baratta?

12 MR. BARATTA: Yes.

13 MS. KOMARAGIRI: Member

14 Giacopetti?

15 MR. GIACOPETTI: Yes.

16 MS. KOMARAGIRI: Motion passes

17 five to zero.

18 MR. LYNCH: In the matter of
19 Suburban Collection Showplace expansion,
20 JSP16-12, motion to recommend approval to
21 City Council for the preliminary site plan
22 with expo overlay based on and subject to
23 City Council approval for the following
24 waivers proposed in design and constructions
25 standard variance listed in items A through R

1 on the motion sheet.

2 This motion is made because
3 the plan is otherwise in compliance with
4 Article 3, Article 4, Article 5 of the
5 zoning ordinance and all other applicant
6 provisions of the ordinance.

7 MR. BARATTA: Second.

8 CHAIRPERSON GRECO: Motion by
9 Member Lynch, second by Member Baratta.

10 MS. KOMARAGIRI: Member
11 Giacobetti?

12 MR. GIACOPETTI: Yes.

13 MS. KOMARAGIRI: Chair Greco?

14 CHAIRPERSON GRECO: Yes.

15 MS. KOMARAGIRI: Member Lynch?

16 MR. LYNCH: Yes.

17 MS. KOMARAGIRI: Member

18 Zuchlewski?

19 MR. ZUCHLEWSKI: Yes.

20 MS. KOMARAGIRI: Member Baratta?

21 MR. BARATTA: Yes.

22 MR. KOMARAGIRI: Motion passes
23 five to zero.

24 MR. LYNCH: In the matter of
25 Suburban Collection Showplace expansion

1 JSP16-12, motion to recommend approval to
2 City Council for the non-minor wetland permit
3 based on and subject to the following:

4 Findings in compliance with
5 the ordinance standards and staff and
6 consultant review letters, conditions and
7 items listed in those letters being addressed
8 on the final site plan.

9 This motion is made because
10 the plan is otherwise in compliance with
11 Chapter 12, Article 5 of the code of
12 ordinances and all other applicable
13 provisions of the ordinance.

14 MR. BARATTA: Second.

15 CHAIRPERSON GRECO: We have a
16 motion by Member Lynch and a second by Member
17 Baratta.

18 MS. KOMARAGIRI: Member
19 Zuchlewski?

20 MR. ZUCHLEWSKI: Yes.

21 MS. KOMARAGIRI: Member Baratta?

22 MR. BARATTA: Yes.

23 MS. KOMARAGIRI: Member
24 Giacopetti?

25 MR. GIACOPETTI: Yes.

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MR. KOMARAGIRI: Chair Greco?

CHAIRPERSON GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MR. KOMARAGIRI: Motion passes
five to zero.

MR. LYNCH: Finally on the matter
of the Suburban Collection Showplace
JSP16-12, motion to recommend approval to
City Council for the storm water management
plan, based on and subject to A, the
applicant to obtain M.D.O.T. approval for the
storm water detention basin discharged to the
I96 right-of-way; B, the findings of
compliance with the ordinance standards in
the staff and consultant review letters and
the conditions and items listed in those
letters being addressed on the final site
plan.

This motion is being made
because it is otherwise in compliance with
Chapter 11 of the code of ordinances and all
other applicable provision of the ordinance.

MR. BARATTA: Second.

CHAIRPERSON GRECO: We have a

1 motion by Member Lynch and a second by
2 Member Baratta.

3 MS. KOMARAGIRI: Chair Greco?

4 CHAIRPERSON GRECO: Yes.

5 MS. KOMARAGIRI: Member Lynch?

6 MR. LYNCH: Yes.

7 MS. KOMARAGIRI: Member

8 Zuchlewski?

9 MR. ZUCHLEWSKI: Yes.

10 MS. KOMARAGIRI: Member Baratta?

11 MR. BARATTA: Yes.

12 MS. KOMARAGIRI: Member

13 Giacopetti?

14 MR. GIACOPETTI: Yes.

15 MR. KOMARAGIRI: Motion passes

16 five to zero.

17 CHAIRPERSON GRECO: Very good.

18 MR. LYNCH: Actually I just found
19 my packet and we did have one correspondence.

20 CHAIRPERSON GRECO: We already
21 did. All right. Very good. Good luck.

22 MR. BOWMAN: Thank you very much.

23 CHAIRPERSON GRECO: That ends our
24 public hearings and brings us to matter for
25 consideration.

1 This is to set a public
2 hearing for Zoning Ordinance Text Amendment
3 18.276. The request is to set a public
4 hearing up for the August 24th, 2016 Planning
5 Commission meeting for text amendment 18.276
6 to consider amending the City of Novi zoning
7 ordinance in order to incorporate
8 recommendations provided in the Town Center
9 area study.

10 MS. KOMARAGIRI: Good evening
11 again.

12 Staff is proposing minor
13 text amendments to implement some
14 recommendations offered by the Town Center
15 area study, approved by Planning Commission
16 in 2014.

17 The Planning Commission was
18 asked to consider setting a date for public
19 hearing for proposed text amendment
20 previously on June 8th regular meeting. At
21 that meeting, staff was directed to hold a
22 study session to further discuss the
23 amendment TC and TC1 requirements, initiated
24 by recommendations from the Town Center area
25 study along with another proposed text

1 amendment to allow drive-thru's within the
2 Town Center area, initiated by the applicant.

3 A study session was held on
4 July 13 during which the commission discussed
5 the intent and objectives of the Town Center
6 area study, based on commission's direction
7 staff determined that further research is
8 required for Town Center drive-thru amendment
9 based on the additional information to be
10 provided by the applicant. However, the
11 current amendment does not include the
12 drive-thru and only includes few minor
13 changes to ordinances based on the area study
14 recommendation only.

15 The Town Center area study
16 was designed to evaluate and make
17 recommendations on land use zoning and such
18 to communicate city's visions and goals for
19 the development in the study area. The study
20 offered recommendations to modify the current
21 zoning ordinance to implement to facilitate
22 development of existing and vacant parcel
23 into a viable and Town Center area.

24 Staff divided the
25 amendments into two categories,

1 recommendations that are straight forward,
2 some that need further research and others
3 that were studied as part of the current
4 master plan for land use. The three
5 categories are color coded in the document
6 provided as part of the packet. A sample is
7 shown on your screen. The current amendment
8 regarding as phase one will include the first
9 set of suggestions, marked in green in the
10 documents. Staff will do further research on
11 the second set of recommendations marked in
12 orange, and will be presented before Planning
13 Commission at the later.

14 Changes to the zoning
15 ordinance include recommendations for the
16 Town Center TC and TC1 districts. The
17 current phase is proposing simple amendments
18 that include minor modifications to the text
19 for five sections of the zoning ordinance
20 listed in the memo. The details are provided
21 in your packet. The Planning Commission is
22 asked to review the proposed amendments and
23 if acceptable set a public hearing for the
24 August 24th meeting. At that time, the
25 Planning Commission will make recommendation

1 and the City Council will ultimately approve
2 or deny the amendment and propose alterations
3 as well. Planning staff and the city's
4 attorney's office will provide further review
5 of these standards as the ordinance amendment
6 is brought forward for public hearing. Thank
7 you.

8 CHAIRPERSON GRECO: Thank you.
9 Any discussion from the members -- discussion
10 or motion discussion?

11 MS. MCBETH: I can fill in a
12 little bit of time, if you'd like.

13 I think these are some good
14 amendments that we looked at very carefully
15 coming up to the conclusion of the 2014 Town
16 Center area study.

17 A lot of the ones that we
18 are tackling here in the first round are
19 relatively minor, and would facilitate any
20 development plans that we might see coming
21 in, and we do anticipate, not to spoil any
22 surprises, we do anticipate that there will
23 be some plans coming in the near future. So
24 at least a couple of these would assist with
25 that. Those development plans we think,

1 additionally, you know, the master plan for
2 land use is under review right now, and we
3 are anticipating a September public hearing
4 for the final approval and adoption of that
5 plan, which will also have some
6 recommendations for the Town Center area,
7 maybe even some modifications from what we
8 have seen already. So we will keep you
9 abreast of those changes as they come
10 forward, but at this point we would recommend
11 setting the public hearing, it's a month
12 away, get the Planning Commission thoughts on
13 these relatively minor ordinance amendments
14 and then proceed with the recommendation to
15 Council.

16 CHAIRPERSON GRECO: Thank you.
17 Any discussion?

18 MR. BARATTA: Give me one more
19 minute.

20 CHAIRPERSON GRECO: Sure. I do
21 have a question -- I know without -- I mean,
22 for Ms. McBeth. You know, it might help for
23 the public hearing if there was a discussion
24 or maybe somebody who is coming in that might
25 be a potential stakeholder to say why these

1 changes would be helpful to them. You know,
2 I know plans and commercial -- you know, to
3 do things in a certain way. You know, if
4 there was somebody who was coming for the
5 public, since it is going to be a public
6 hearing, obviously developers or commercial
7 businesses are going to be the ones that are
8 most effected by the ability to do something
9 here. Any of them wanted to come in and talk
10 to us as well about why it would be helpful
11 from a commercial perspective, that might be
12 helpful.

13 MS. MCBETH: Mr. Chair, I would
14 be happy to do that. We could even seek
15 letters from the property owners in that area
16 to see if they are in support of these
17 changes or have any issues with those.

18 CHAIRPERSON GRECO: I think that
19 would help us out significantly because I
20 don't suspect we are going to get a whole lot
21 of public input. We may, but I don't suspect
22 if we are going to, and maybe if we got that
23 side of it from somebody who might find these
24 changes attractive, that would be helpful for
25 us for considering whether or not we want to

1 change a portion of our ordinance.

2 Member Giacometti?

3 MR. GIACOPETTI: If we were going
4 to do that, staff was so inclined to recruit
5 opinion leaders, I would like to hear from a
6 broader audience beyond existing landowners
7 to residential property developers, what --
8 the Town Center is going to be heartburn
9 since is our last study session. I feel like
10 it's the Emperor's New Clothes at times,
11 where it's a suburban shopping mall, it's not
12 a thriving downtown.

13 I guess what I'm struggling
14 with is that what the Town Center is lacking
15 is population density to support walkable
16 community and businesses and a developer
17 comes in tonight and is willing to remediate
18 \$2 million worth of arsenic, squeeze in 90
19 homes in a different part of town, why is no
20 residential development coming to the Town
21 Center, where that's the goal to, in my mind,
22 to make it residential.

23 What do we need to do, what
24 does the ordinance need to do or can we do to
25 encourage residential development, mixed use.

1 And I'm struggling with that because I think
2 when you see everything being squeezed in
3 around town, all kind of developments,
4 condominiums, apartments, high end
5 apartments, and then homes where people
6 apparently don't want any property.

7 I don't see why -- I don't
8 understand why we are not getting more
9 residential proposals. So that is my
10 interest. I would like to see the ordinance
11 or ordinance proposals to include some
12 provisions that would start residential
13 development in the TC1 and TC2 -- excuse me,
14 TC and TC1 districts.

15 MS. MCBETH: Mr. Chair, I think
16 we can provide some additional information
17 before that public hearing in August, if the
18 Planning Commission chooses to set that. We
19 do have some information that is forthcoming
20 regarding some additional ideas for the
21 master plan, maybe additional ordinance
22 amendments to facilitate some work that might
23 be done there.

24 MR. LYNCH: If I may. That being
25 said, kind of feedback, I think that some

1 members would like to hear -- I don't think
2 August, the end of August when folks are on
3 vacation is a really good time to solicit
4 that kind of professional input, but so would
5 it be realistic or prudent to push it back
6 further after summertime to -- if that's the
7 nature of the type of hearing we are seeking.

8 CHAIRPERSON GRECO: September
9 might be -- most people are around in
10 September. I think I'm pretty sure I'm going
11 to be around on August 24th, but I know I
12 will be around in September. That might make
13 sense.

14 MR. GIACOPETTI: Not me, for
15 seeking input. Does that throw off some
16 larger plan?

17 MS. MCBETH: I don't think it
18 does. We could certainly work with a date in
19 September, that would be fine. I don't think
20 it throws off any larger plan.

21 CHAIRPERSON GRECO: Member
22 Baratta.

23 MR. BARATTA: Let me add onto
24 Bob's commentary.

25 When I look at the City of

1 Novi, particularly the Town Center, this
2 geographic area, I'm looking at it more than
3 just at this intersection. And I'm looking
4 at how we approve projects throughout this
5 quadrant. And Bob's point, we just approved
6 90 homes.

7 If we truly wanted this --
8 I truly believe it can be the Town Center, to
9 your point, residential, if we truly want a
10 Town Center, we have to look at the entire
11 quadrant. We have to come up with a plan, we
12 need to stick with it.

13 If our goal is to add
14 residential in this quadrant, why would we
15 approve multi unit properties in other places
16 until this gets completed. Once it's
17 completed, then we can expand out. Because
18 if we don't do that, we are never going to
19 complete this, just not going to happen.

20 So, I think that we need to
21 look at the entire project, the entire area
22 and not just this intersection in totality
23 and decide what we want this to be.

24 MR. GIACOPETTI: To add onto
25 that, if there is consensus, I don't know

1 that there is by City Council and Commission
2 away to preserve open space is to encourage
3 the redevelopment of other areas where we
4 think residential, higher density residential
5 would support some higher community
6 development, this is an example.

7 I am sure there are other
8 examples, distress and properties along say,
9 major thoroughfares, so I think there might
10 be some -- I think there is lot of merit to
11 that.

12 MR. BARATTA: Your point, it
13 sounds like it's running the same wavelength
14 here. We are looking at this Grand River
15 corridor, I think in that presentation it
16 said that about 12 percent of the City of
17 Novi had been undeveloped. And one of the
18 issues that we are going to have, this
19 happened in my confirmation hearing, was that
20 the question was posted to me, you know, we
21 can continue to develop new. We have a
22 problem with the old areas, because they are
23 going to deteriorate as people move out and
24 how do we get those redeveloped. That's all
25 part of what we want to happen by keeping

1 those areas gentrified (ph) by consolidating
2 our efforts, having your growth in certain
3 areas, don't expand it out until you have
4 that -- I'll call it the econ-omental (ph)
5 scale if you like or that concentration when
6 you have that growth here.

7 You will see in those
8 peripheral areas that may be a little
9 re-gentrified and they will be redeveloped
10 and they will look better. And that goes for
11 not only this Town Center area, it also
12 applies, you know, if you look where Busch's
13 supermarket is, off of Ten Mile there, I
14 mean, that center is -- I wouldn't call it a
15 class A center. I would call it a little bit
16 retired, but we consolidate it, this happened
17 when Kroger wanted to come in and be at the
18 corner of Novi and Beck, we sat down and we
19 made a conscious decision, if we put -- if we
20 allow that property be rezoned, Kroger, to be
21 honest with you, I voted for Kroger, if we
22 put the Kroger there, it would adversely
23 affect the condition of those older areas.
24 They may not have articulated it, but that's
25 what the practical effect was. And, you

1 know, I think the Busch's looks better today,
2 but that center still needs to be improved.
3 Little bit tired still. Again you got to
4 concentrate your efforts.

5 MR. GIACOPETTI: You are opening
6 up a broad issue. But since the last draft
7 we saw the master plan and the major
8 thoroughfare plan, I think that Ten Mile and
9 Meadowbrook, part of that major thoroughfare,
10 we have a challenge and I don't think the
11 master plan addresses it.

12 Residential property on
13 busy roads becomes distressed and the
14 property value is lower and there are
15 properties I feel along Ten Mile Road between
16 Haggerty and Meadowbrook that are looking
17 pretty bad. I don't know how valuable given
18 they are on a major thoroughfare. I think
19 that really it's our responsibility to look
20 for strategies on how those properties can be
21 redeveloped. So eventually if the road is
22 ever widened, you know, someone is not doing
23 45 up on your porch, but there is the type of
24 development, be it residential, higher
25 density residential or office, or something,

1 but something needs to be put in place that
2 would encourage a developer to perhaps, you
3 know, clear out distressed properties along
4 major thoroughfares. I think that that's --
5 you know, we need to maybe encourage that a
6 little bit more rather than rezoning open
7 space to allow for higher density. I think
8 that's what we should be looking at. I don't
9 know that the master plan has any tools in
10 place -- enough tools in place for
11 redevelopment. I think the time is now and
12 redevelopment is the number one priority,
13 given the feedback we get from meetings
14 about, you know, natural beauty and wildlife.
15 I'm pro development, but I would like to see
16 some of the other older areas of town
17 redeveloped before, you know, you end up with
18 eastern part of Novi, will become distressed.
19 It's a matter of probably a decade unless
20 some things are done, unless we do some
21 things.

22 MR. BARATTA: I think it's part
23 of the clear vision on the part of --
24 starting with us. I think it goes into a
25 master plan and then there is execution. It

1 starts with that clear definition. You can
2 get consultants in that gives us a great
3 power point, we have all been there, we have
4 all seen them, they're beautiful. But when
5 you really get the granular on those and you
6 see what's the plan, how good is the plan in
7 that very pretty power point, if that's
8 lacking, the plan isn't they good no matter
9 how pretty it is.

10 MR. GIACOPETTI: That being said,
11 I would like to make a motion to set the
12 public hearing for the zoning ordinance text
13 for September --

14 CHAIRPERSON GRECO: What would be
15 our second meeting in September?

16 MS. MCBETH: The 28th.

17 CHAIRPERSON GRECO: September 28?

18 MR. GIACOPETTI: I won't be here,
19 but I will submit some comments.

20 CHAIRPERSON GRECO: We will make
21 it for October.

22 MR. BARATTA: First meeting in
23 October, what day is that?

24 MS. MCBETH: October 5th.

25 CHAIRPERSON GRECO: What about

1 September 14th?

2 MR. GIACOPETTI: September 14
3 would be good. How about the second --
4 October 26th?

5 CHAIRPERSON GRECO: October 26.

6 MR. BARATTA: I will make myself
7 available.

8 CHAIRPERSON GRECO: That's fine.
9 October 26th.

10 MR. GIACOPETTI: I'll be in
11 Germany.

12 CHAIRPERSON GRECO: So you're not
13 available on the 26th?

14 MR. GIACOPETTI: Or the 5th.
15 October 26th is fine.

16 I'd like to make a motion
17 to set the public hearing for the ordinance
18 text amendment 18.276 for the 26th of
19 October.

20 CHAIRPERSON GRECO: We have a
21 motion by Member Giacometti.

22 MR. BARATTA: Second.

23 CHAIRPERSON GRECO: A second by
24 Member Baratta.

25 MS. MCBETH: Mr. Chair, if I

1 might, since that's allowing us quite a bit
2 of time, if staff could also present some
3 additional modifications to the Town Center
4 district at that time, in addition to the
5 ones that have been presented tonight and a
6 month ago.

7 CHAIRPERSON GRECO: I don't have
8 any objection. That's fine.

9 MS. MCBETH: Thanks. We have a
10 motion and a second.

11 MR. KOMARAGIRI: Member Lynch?

12 MR. LYNCH: Yes.

13 MS. KOMARAGIRI: Member
14 Zuchlewski?

15 MR. ZUCHLEWSKI: Yes.

16 MR. KOMARAGIRI: Member Baratta?

17 MR. BARATTA: Yes.

18 MR. KOMARAGIRI: Member
19 Giacopetti?

20 MR. GIACOPETTI: Yes.

21 MR. KOMARAGIRI: Chair Greco?

22 CHAIRPERSON GRECO: Yes.

23 MR. KOMARAGIRI: Motion passes
24 five to zero.

25 CHAIRPERSON GRECO: Any

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supplemental issues?

No. Brings us to our last audience participation. Closes our audience participation.

Looking for a motion to adjourn.

MR. BARATTA: Motion to adjourn.

MR. LYNCH: Second.

CHAIRPERSON GRECO: Motion by Member Baratta, second by Member Lynch, all in favor?

THE BOARD: Aye.

CHAIRPERSON GRECO: We are adjourned.

(The meeting was adjourned at 8:35 p.m.)

** ** *

1 STATE OF MICHIGAN)

2) ss.

3 COUNTY OF OAKLAND)

4 I, Jennifer L. Wall, Notary Public within and for the
5 County of Oakland, State of Michigan, do hereby certify that the
6 proceedings taken were stenographically recorded in the presence
7 of myself and afterward transcribed by computer under my personal
8 supervision, and that the said proceedings are a full, true and
9 correct transcript.

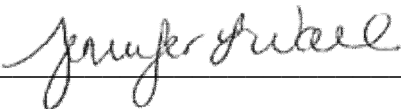
10 I further certify that I am not connected by blood or
11 marriage with any of the parties.

12 IN WITNESS THEREOF, I have hereunto set my hand at the
13 City of Walled Lake, County of Oakland, State of Michigan, this
14 8th day of September 2016.

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18

Jennifer L. Wall CSR-4183
Oakland County, Michigan
My Commission Expires 11/12/15

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