

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

July 13, 2016

Proceedings taken in the matter of the PLANNING
COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi,
Michigan, on Wednesday, July 13, 2016

BOARD MEMBERS

Mark Pehrson, Chairperson

David Baratta

Michael Lynch

Robert Giacometti

Ted Zuchlewski

Tony Anthony

ALSO PRESENT: Barbara McBeth, Director of Community Development
Rick Meader, Landscape Architect, Kirsten Mellem, Planner, Sri
Komaragiri, Planner, Thomas Schultz, City Attorney, Jeremy
Miller, Staff Engineer

Certified Shorthand Reporter: Jennifer L. Wall

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Novi, Michigan.
Wednesday, July 13, 2016
7:00 p.m.

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CHAIRPERSON PEHRSON: I'd like to
call to order the regular meeting of the
Planning Commission for July 13th, 2016.

Sri, will you call the roll.

MR. KOMARAGIRI: Good evening.
Thank you. Member Anthony?

MR. ANTHONY: Here.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Here.

MR. KOMARAGIRI: Member
Giacopetti?

MR. GIACOPETTI: Here.

MR. KOMARAGIRI: Member Greco?

CHAIRPERSON PEHRSON: Absent,
excused.

MR. KOMARAGIRI: Member Lynch?

MR. LYNCH: Here.

MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Here.

MR. KOMARAGIRI: Member
Zuchlewski?

1 MR. ZUCHLEWSKI: Here.

2 CHAIRPERSON PEHRSON: With that,
3 if we could rise for the Pledge of
4 Allegiance.

5 Member Anthony, can you lead
6 us in the Pledge.

7 (Pledge recited.)

8 CHAIRPERSON PEHRSON: Thank you,
9 sir.

10 Look for a motion to approve
11 the agenda or make any changes thereof.

12 MR. LYNCH: Motion to approve.

13 MR. ANTHONY: Second.

14 CHAIRPERSON PEHRSON: All those
15 in favor.

16 THE BOARD: Aye.

17 CHAIRPERSON PEHRSON: Anyone
18 opposed?

19 (No audible responses.)

20 CHAIRPERSON PEHRSON: We have an
21 agenda.

22 THE HEARING OFFICER: Come to our
23 first item is the presentation of the Capital
24 Improvement, Millage proposal. Thank you.

25 MS. MCBETH: Thank you,

1 Mr. Chair.

2 We have Mayor Pro Tem Stout
3 here this evening. He's going to talk a
4 little bit about the Capital Improvement
5 Programs, the CIP Millage. The Planning
6 Commission, as you know, reviews the CIP
7 every year and makes recommendation approves
8 that as part of the city budget.

9 CHAIRPERSON PEHRSON: Does he
10 know how to work the equipment?

11 MR. STOUT: I don't know. I'm
12 not normally on this side of the table. They
13 told me it was up, but great let's see how it
14 works.

15 Thank you for having me.
16 This is the -- in nine years, this is the
17 first time I've addressed the Planning
18 Commission. And it's a pleasure being here.
19 I think I was probably asked to do this
20 because this particular millage idea was
21 something that grew out of a discussion three
22 or four years ago, when things were
23 particularly tough in the City of Novi and
24 throughout southeastern Michigan and Michigan
25 as a whole.

1 You know, with the kind of
2 vision that we are provided with our
3 leadership through the City Manager and the
4 Mayor, we started to think about what we were
5 going to do and things turned around. And
6 little did we know that after a period of
7 very terrible times in terms of having to
8 deal with personnel and costs that we would
9 get into another period of growth in the City
10 of Novi.

11 And so I'm just going to
12 give you a little bit of a background on
13 really where this all came from and why are
14 we asking for this, and much the root of
15 the -- this particular millage request
16 comes -- goes all the way back to the late
17 '90s, early 2000s with the (unintelligible)
18 lawsuit.

19 During that period of time,
20 and probably the period of seven or eight
21 years after that, virtually all of the excess
22 revenue the city was generating was going to
23 pay off that lawsuit and the associated costs
24 to it.

25 And about that time I became

1 a member of the park commission, and for the
2 first three or four years, we had absolutely
3 no capital improvement money, and it kind of
4 set a tone for me long term as I evolved
5 through there, into the economic development
6 corporation and then on the City Council,
7 that capital improvement dollars were very
8 difficult to come by, and that with -- the
9 way we did things as a community, we
10 basically took the excess dollars we were
11 generating through our general fund millage
12 and reallocated those to capital
13 improvements.

14 It was a good thing, but it
15 was also a very bad thing, because we had
16 very little to spend. And as time went on,
17 things got even more difficult. We had
18 issues with long-term employee costs that we
19 had to address, roads became a bigger issue.
20 Much, much less money was available for the
21 things that really allowed us to grow our
22 community.

23 So about three, four years
24 ago we were sitting around just kind of
25 chatting about, what we want to do and the

1 idea came up of a dedicated millage that
2 would be nothing but capital improvements.

3 We weren't in any position
4 to ask the taxpayers at that time for any
5 money. We were just coming out of probably
6 the worst recession in 30 years, so we kind
7 of back burnered it, moved forward to our
8 annual planning meeting this January, and it
9 just seemed like the right time. Things have
10 turned around and we have a great improvement
11 in development in our community, housing has
12 returned, our property values are coming
13 back, our taxable values are still lagging
14 behind because of penalty, but we make due
15 with what we have to do.

16 So we talked about it at our
17 planning meeting, brought it forward to the
18 budget, and all agreed that making a
19 commitment to our city through a single
20 millage dedicated to capital improvements for
21 a limited term, and as you can see this
22 millage is for a ten year term.

23 This isn't something that we
24 put in the chart as a long-term money grab,
25 to fund whatever we -- we have some very

1 specific goals that we are looking at, and
2 this is what this millage is for.

3 One of the important things
4 in parts of this millage is that it's a pay
5 as you go system. Novi has a AAA bond
6 rating. We have the ability to borrow as
7 money was need to, for virtually any purpose.
8 People would love to lend us money.

9 But it's been our history
10 over the past ten years to not do that. We
11 are probably far and away the least debted
12 community in the State of Michigan. Other
13 than our two bonds for our revenue bonds, we
14 have one bond primarily remaining, and that
15 is the library, and it's roughly 14,
16 \$15 million.

17 So we have a great capacity
18 for debt, but we choose just not to take it
19 on because giving away interest to banks and
20 other entities isn't our thing.

21 So we talked about it, City
22 Council as a whole, and this group of seven
23 agreed that the best way to move forward was
24 to move forward with a millage as opposed to
25 asking for a bond. That millage, 1 mill,

1 which would equate to roughly \$3.2 million at
2 the beginning, but hopefully as time goes on,
3 that would grow to nearly \$4 million, as we
4 grow our tax base and as our city continues
5 the great development that we have going
6 through.

7 The one mill is important in
8 that during the past several years, it
9 started about I think, five years ago, when
10 we first introduced our first millage
11 decrease, and it was during the time that
12 things were particularly difficult and it was
13 probably more symbolic than it was -- an
14 affect on things, but we reduced our millage
15 down to 10.4 mills. This past year we
16 reduced it below 10 mills, putting us only
17 second to Grand Rapids in the State of
18 Michigan.

19 Now, our millage rate, while
20 it is low, the dollars are still
21 considerable. So we're very aware of what
22 we're asking taxpayers to pay. And it's very
23 important to us though that we showed a
24 commitment towards reducing our cost to the
25 city and have done a tremendous job doing

1 that.

2 When things were very tough
3 we really downsized the City of Novi and
4 we've slowly been returning back to the size
5 that is necessary. We are all about right
6 size.

7 So this one mill is really
8 dedicated towards several important things,
9 and I'd like to break it down really into
10 four different things. One is property
11 acquisition.

12 By pure coincidence, and
13 timing is everything, we have an opportunity
14 to buy the property next to the community
15 sports park. It's never been for sale
16 before. It's never been made available to
17 us. We have a small committee where we went
18 out and looked at properties around the City
19 of Novi and identified that property as
20 something that was important to us, and after
21 a series of telephone calls, we located the
22 buyers down in I think Texas and they
23 expressed an interest in selling this
24 property.

25 This is a highly developable

1 piece of land, and as we move forward, it's
2 becoming clearer and clearer that there are
3 fewer and fewer pieces of property in Novi
4 that would serve the purposes that we are
5 looking towards. So this one is directly
6 next to the community sports park. This is
7 something that we're interested in, but not
8 only that, one of the things about this piece
9 of property is that we went out, reached out
10 to a group of people. We reached out to the
11 Novi Jaguars, we reached out to Novi youth
12 baseball, we reached out to the Michigan DNR.
13 We talked to the (inaudible) clubs around
14 metro Detroit, all have expressed an interest
15 in working with us to develop that property
16 in a way that they would provide funding for
17 many of the improvements. That's the kind of
18 partnership that we are looking for in all
19 the things that we're doing, so, you know,
20 while we may have to buy the property,
21 hopefully we can work through the
22 partnerships with these various groups to
23 develop that property into a world class
24 facility, whether it's for a crick and pitch,
25 whether it's for fishing, the DNR, you know,

1 it's a trail head into the Maybury Park area
2 which, you know, the non-motorized master
3 plan has been an important part, what we have
4 been working on. And this really gives us a
5 big foot forward.

6 So that's one of the really
7 important areas.

8 On a completely different
9 front, we've been looking at what we want to
10 do at fire station number one. It's
11 unfortunately located in a place that we
12 would really like to see a lot more economic
13 development, growth and a lot less of a fire
14 station.

15 And we have an opportunity
16 to purchase property nearby and relocate that
17 fire station and potentially work with other
18 developers to use a portion of that property
19 to develop for economic benefit.

20 So it's not something that
21 we are just looking to buy and put a fire
22 station there, and let the property set
23 dormant. It's something where we would look
24 to partner with other people to develop that
25 property for both development or residential

1 or whatever we can work out with them.

2 So those are just a couple
3 of examples. This slide presentation has a
4 lot of nice pictures in it, and one of the
5 things we are looking at is the Lakeshore
6 Park pavilion, the building there is nearly
7 40 years old. It needs to be replaced. It
8 doesn't represent the kind of facility that
9 we want in the City of Novi, that part of the
10 city is very underserved by us and this would
11 provide an opportunity for a meeting space.
12 It certainly isn't going to be a banquet
13 facility, but it would definitely be a place
14 where groups could get together and we could
15 have events for children at Lakeshore Park.

16 Also we are looking at a
17 storage building on the ITC property, that
18 building would act as both concession,
19 restrooms and storage for our vehicles.

20 One of the common things
21 that you will see is that we have a lot of
22 things, a lot of trucks and a lot of vehicles
23 that are basically not in very good storage
24 areas. Over the years one of the things that
25 have suffered is the our ability to build

1 buildings that protect our capital equipment.
2 And this would be a building that would do
3 that. In addition, we also would look at --
4 we talked a little bit about the fire
5 station.

6 Fire station number one was
7 set up originally as an office complex as
8 much as it was a fire station. Now we, with
9 the re-do to a public safety department, most
10 of our management staff is now located at the
11 police station, so we need something that's
12 much more dedicated to a fire station and
13 training and the things that we're doing at
14 like, for example, fire station number four.

15 This is one of the big
16 projects, and probably one of the least seen.
17 That building is a public services facility.

18 We have invested millions of
19 dollars in snow plows and equipment, and most
20 of it is sitting out in the elements, in the
21 yard, and that dramatically reduces the life
22 of that piece of property. So, this is very
23 important. It would be an improvement for
24 our maintenance facilities. It would give us
25 the ability to put all our trucks and all our

1 vehicles under our roof, and hopefully really
2 lengthen the life of that equipment. You
3 know, here we are, the balance has been out
4 for probably a week and a half, two weeks.
5 And so the opportunity to vote on this is
6 actually live right now, and to any residents
7 out there, you know, we have been stalwart as
8 City Council and making sure that we don't
9 waste the taxpayer's dollars in the city.
10 And this is one of those times where we are
11 coming back and asking for an investment.

12 An investment is another
13 word for tax. But tax is what we are really
14 looking for. We are looking for dollars to
15 reinvest in our community. And nothing is
16 going to staff, nothing is going to interest
17 if we could help it. This is really
18 something that is important long-term to the
19 growth of Novi.

20 The things that we are
21 looking for are long overdue and we really
22 need to consider what the future brings with
23 these capital improvement investments. We
24 have \$93 million on the books of investment
25 that we want to make. This is providing a

1 portion of that. The rest of it will be
2 things like roads and other things that come
3 out of other funds. But this is money that
4 if we don't have it and we don't spend it, we
5 are not going to have these things. It won't
6 be as good in Novi without it.

7 So I would be happy to
8 answer any questions. But I'd love for you
9 guys to get out and support this on behalf of
10 the City Council, who unanimously,
11 seven/zero, which is -- it's a really good
12 thing we voted seven/zero to support this,
13 and it's something that I think personally is
14 very important to our future.

15 CHAIRPERSON PEHRSON: What is the
16 date of the vote?

17 MR. STOUT: August 2nd is the
18 election. Not much on the ballot this time
19 around. Unfortunately, you know, there is
20 not a lot of contested races and a lot of
21 exciting things going.

22 We are afraid that the
23 voters won't get out there, but this is
24 something that is well worth your time to
25 come out and support.

1 CHAIRPERSON PEHRSON: Any
2 questions from the members?

3 MR. BARATTA: I do have a couple
4 of questions. So I was at that council
5 meeting when we had the vote. I thought it
6 went very, very well.

7 You sat down, I think, help
8 me with this. Because I analyzed this,
9 basically equity financing versus debt
10 financing, if this were a business. Equity
11 financing means getting in and getting
12 capital from the shareholders or residents.
13 So with the City of Novi's credit rating and
14 AAA or AA as the case may be, and knowing
15 that the -- that amount is being paid off and
16 seven years, I believe, so there shouldn't
17 really be any debt from the city.

18 Have you looked at what the
19 benefit is of going out long-term and getting
20 the cost of financing of these historical
21 levels versus the quote, unquote equity
22 financing from the mill?

23 MR. STOUT: In the end it's
24 coming all through the same things. And, you
25 know, you could probably attribute it to

1 personal preference. And, you know, my
2 personal preference is we are going to borrow
3 the money, for example, we want to buy a
4 \$5 million piece of property that we borrowed
5 internally through our water fund and our
6 water fund interest, as opposed to paying a
7 bank.

8 Many of the projects that we
9 have can be done over a period of time. They
10 don't necessarily need -- this isn't like a
11 road bond where you have to build a big
12 stretch of road. This is a series of
13 projects that have been designed over a
14 period of time and, you know, it's probably
15 more philosophical than good financial
16 management, but, you know, I grew up in a pay
17 as you go environment, and we are in a
18 position here where I think that, you know,
19 being able to borrow some money internally,
20 through our -- through some of the funds that
21 we have and being able to pay it back, allows
22 us to buy some of the larger items, but for
23 the most part, this is the way we have been
24 here for my nine years on council, that is,
25 pay as you go, pay as you can afford.

1 MR. BARATTA: I agree with that
2 strategy, by the way.

3 The projects that you're
4 looking at, that you described, they
5 absolutely make sense. It's to our
6 advantage.

7 You made one comment earlier
8 in the presentation, that we're one of the
9 lowest communities on our millage right now.
10 By adding this mill, I'm assuming that keeps
11 us competitive or a little below --

12 MR. STOUT: Actually it takes us
13 from second to maybe fifth in the state. So,
14 you know, we're an exceptionally low millage
15 rate now. Part of the reason for that is a
16 mill in Novi is worth a lot of money, and
17 therefore, you know, maybe the mileage rate
18 isn't the best measure, but it is a measure
19 and, you know, if we add this mill, we are
20 going to go up to approximately 10.95, but
21 then we are losing another three-tenths of a
22 mill, we are going to be down around 10.6.

23 If you remember not too many
24 years ago, I think four years ago, we were at
25 10.6491, or something like that, for ten

1 years. So, we really aren't any higher than
2 we were for a ten year period. We're able to
3 invest tens of millions of dollars back in
4 the community.

5 MR. BARATTA: Thank you. I think
6 it's a very good program. I am in favor of
7 it.

8 MR. STOUT: Thank you.

9 CHAIRPERSON PEHRSON: Any other
10 comments? Mayor Stout, we appreciate your
11 time. Thank you very much.

12 Next on the agenda is the
13 first audience participation. If there is
14 anyone in the audience that wishes to address
15 the Planning Commission at this time, please
16 step forward.

17 (No audible responses.)

18 CHAIRPERSON PEHRSON: Seeing no
19 one, we will close the first audience
20 participation.

21 Any correspondence?

22 Any committee reports. None
23 of these. City Planner report, Ms. McBeth.

24 MS. MCBETH: Good evening. I
25 wanted to report that at the July 11 City

1 Council meeting, the City Council voted by
2 resolution to distribute the master plan for
3 land use and thoroughfare master plan drafts
4 to the neighboring communities, the Oakland
5 County Railroads and various public utilities
6 for the 63 day review period.

7 Once that's completed, it
8 will come back for public hearing and
9 consideration for adoption.

10 CHAIRPERSON PEHRSON: Very good.

11 MS. MCBETH: Thank you,
12 Mr. Chair.

13 CHAIRPERSON PEHRSON: Next we
14 come to the public hearing section, item
15 number one, Covington Estates, JSP15-02.
16 It's a public hearing to request the Biltmore
17 Land, LLC, for Covington Estates, a
18 residential unit development for preliminary
19 site plan, site condominium, woodland permit,
20 storm water management plan approval, located
21 in Section 31 of the City of Novi, north of
22 Eight Mile Road and west of Garfield.

23 The applicant is proposing a
24 residential unit development, RUD on a 48.83
25 acre parcel to construct 38 single family

1 residential units. The applicant is
2 proposing a gated community.

3 Sri, good evening.

4 MR. KOMARAGIRI: Thank you. The
5 subject property is located west of Garfield
6 Road, of Eight Mile in Section 31, City of
7 November. The current zoning of the property
8 is RA, residential acreage, the zoning to the
9 northeast and west is also RA, and to the
10 south is Northville Township and Maybury
11 State Park.

12 The future land use map
13 indicates single family residential for the
14 subject parcel and surrounding properties.
15 There are a few regulated wetlands on the
16 property.

17 The applicant is proposing a
18 38 unit single family residential unit
19 development on 48 acre property to preserve
20 some open space.

21 The proposed density is .8
22 units per acre, consistent with the
23 underlying RA residential acreage.

24 The original concept plan
25 was presented before Planning Commission a

1 couple of times earlier. The final revised
2 RUD plan appeared for consideration, the
3 Planning Commission on April 27 meeting. The
4 Planning Commission voted to recommend
5 approval to City Council and Council approved
6 and the increment on June 27th.

7 The applicant has been
8 working closely with the staff throughout the
9 process to address all of the concerns of
10 staff and public. No changes were made, the
11 concept plan, the commission recommended back
12 in April. All the deviations from the zoning
13 ordinance have been approved by the Council,
14 and included as part of the RUD agreement.

15 The applicant agrees that
16 the temporary emergency access from Garfield
17 will terminate on completion of the
18 development of the property to the east, but
19 the emergency access lots 12 and 13 in
20 Covington Estates will be active and
21 permanent.

22 The applicant is proposing a
23 row of evergreen trees to screen the
24 temporary access from neighboring residential
25 property.

1 The current plan would
2 require the woodland permit for the proposed
3 woodland impacts. Woodland review states
4 that the appropriate provision shall be made
5 to guarantee that the replacement trees shall
6 be preserved as planted such as to a
7 conservation or landscape easement to be
8 granted to the city.

9 All reviews are recommending
10 approval, with few construction details to be
11 provided with the final. The Planning
12 Commission is asked tonight to approve the
13 preliminary site plan, site condominium,
14 woodlands permit and storm water management
15 plan.

16 The applicant, Mr. Stollman,
17 is here tonight to answer any questions you
18 may have, and as always, I'm happy to answer
19 any questions you have.

20 CHAIRPERSON PEHRSON: As always
21 you are.

22 Does the applicant wish to
23 address the Planning Commission at this time?

24 MR. STOLLMAN: Good evening,
25 David Stollman, Biltmore Land.

1 I think Sri covered, gave
2 you good overview of the project. We are
3 here to answer any questions, the plan really
4 hasn't changed since the RUD process, which
5 is adding (inaudible).

6 Look forward to answer any
7 questions, if you have any.

8 CHAIRPERSON PEHRSON: Thank you.
9 This is a public hearing. If there is anyone
10 in the audience who wishes to address the
11 Planning Commission on this particular
12 matter, please step forward at this time.

13 (No audible responses.)

14 CHAIRPERSON PEHRSON: Seeing no
15 one in the audience, is there any
16 correspondence?

17 MR. LYNCH: No correspondence.

18 CHAIRPERSON PEHRSON: No
19 correspondence. We will close the public
20 hearing at this portion, turn it over to the
21 Planning Commission for consideration.

22 Member Baratta.

23 MR. BARATTA: Thank you,
24 Mr. Chair.

25 Rick, I have a question. I

1 have noticed in a plan we have a -- I believe
2 it's eight foot pine trees. I think we have
3 two foot pine bushes.

4 MR. MEADER: Where are you
5 talking about?

6 MR. BARATTA: I'm talking about
7 right off the main street, to the right of
8 the plan. The pine trees there, pines don't
9 do well in Novi. Have we looked at -- at
10 least in my experience. Maybe here they work
11 very well, but soil hasn't been really
12 conducive. I see a lot of the pine trees
13 dying. Have we look at other type of plant
14 stock here?

15 MR. MEADER: No. There are some
16 pines and spruces that do pretty well.
17 Austrian pines do not and we would not have
18 allowed those. That's what we have probably
19 seen the most. White pines, in that kind of
20 situation would be all right. They don't
21 have to do any particular screening. It's
22 more of a decorative element, so that would
23 be okay. And then whenever I see
24 arborvitaes, I recommend them, they don't
25 plant them because the deer eat them, but

1 they survive okay, really a lot of evergreens
2 that do okay here.

3 MR. BARATTA: So it's your
4 opinion that what they have recommended here
5 is that is going to work for us, they going
6 to survive?

7 MR. MEADER: Uh-huh.

8 MR. BARATTA: Thank you.

9 CHAIRPERSON PEHRSON: Anyone
10 else? Member Lynch.

11 MR. LYNCH: Thank you. I think
12 we have seen this before. Thanks for making
13 the changes. So with that I would like to
14 make a motion.

15 CHAIRPERSON PEHRSON: Please.

16 MR. LYNCH: In the matter of
17 Covington Estates JSP15-02, motion to approve
18 the preliminary site plan with site
19 condominium based on and subject to the
20 following.

21 A, the applicant agrees that
22 the temporary emergency access would
23 terminate on completion of the development of
24 the property to the east, when the emergency
25 access between lots 12 and 13, Covington

1 Estates, will become active and permanent.
2 B, the findings of compliance of the
3 ordinance standards and staff and consultant
4 review letters, the conditions and items
5 listed on those letters will be addressed in
6 the final site plan.

7 This motion is made because
8 the plan is otherwise in compliance with the
9 RUD agreement, Article 3, Article 4, Article
10 5 of the zoning ordinance and all other
11 applicant provisions of the ordinance.

12 MR. BARATTA: Second.

13 CHAIRPERSON PEHRSON: I have a
14 motion by Member Lynch and a second by Member
15 Baratta. Any other comments?

16 Sri, will you call the roll.

17 MR. KOMARAGIRI: Member Anthony?

18 MR. ANTHONY: Yes.

19 MR. KOMARAGIRI: Member Baratta?

20 MR. BARATTA: Yes.

21 MR. KOMARAGIRI: Member
22 Giacopetti?

23 MR. GIACOPEPPI: Yes.

24 MR. KOMARAGIRI: Member Lynch?

25 MR. LYNCH: Yes.

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MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MR. KOMARAGIRI: Member
Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MR. KOMARAGIRI: Most passes six
to zero.

MR. LYNCH: In the matter of
Covington Estates JSP15-02, motion to approve
the woodland permit based on and subject to
the following. The findings in 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 plan.

This motion is a being made
because the plan is otherwise in compliance
with the RUD agreement, and Chapter 37 of the
code of ordinances, and all other applicable
provisions of the ordinance.

MR. BARATTA: Second.

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

Any other comments?

(No audible responses.)

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CHAIRPERSON PEHRSON: Sri,
please.

MR. KOMARAGIRI: Member
Giacopetti?

MR. GIACOPETTI: Yes.

MR. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MR. KOMARAGIRI: Member
Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MR. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MR. KOMARAGIRI: Motion passes
six to zero.

MR. LYNCH: Finally in the matter
of Covington Estates, JSP15-02, motion to
approve the storm water management plan based
on and subject to the following.

The findings are in
compliance with the ordinance standards,
staff and consultant review letters and the

1 conditions and items listed in those letters,
2 being addressed on the final site plan. This
3 motion is being made because the plan is
4 otherwise in compliance with the RUD
5 agreement and Chapter 11 of the code of
6 ordinances, and all other applicable
7 provisions in the ordinance.

8 MR. BARATTA: Second.

9 CHAIRPERSON PEHRSON: We have a
10 motion by Member Lynch, second by Member
11 Baratta. Any other comments?

12 (No audible responses.)

13 CHAIRPERSON PEHRSON: Sri, can
14 you please.

15 MR. KOMARAGIRI: Member
16 Zuchlewski?

17 MR. ZUCHLEWSKI: Yes.

18 MR. KOMARAGIRI: Member Anthony?

19 MR. ANTHONY: Yes.

20 MR. KOMARAGIRI: Member Baratta?

21 MR. BARATTA: Yes.

22 MR. KOMARAGIRI: Member
23 Giacobetti?

24 MR. GIACOPETTI: Yes.

25 MR. KOMARAGIRI: Member Lynch?

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MR. LYNCH: Yes.

MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MR. KOMARAGIRI: Motion passes
six to zero.

CHAIRPERSON PEHRSON: Thank you,
gentlemen.

Next on the agenda, matters
for consideration, Daifuku, JSP16-23. It's
the consideration and request for Northern
Equities for approval of preliminary site
plan, storm water management plan for --
subject property is 7.36 acres located in
section one of the City of Novi, located
north of Thirteen Mile Road and east of Cabot
Drive.

The applicant is proposing
to construct a two story office building,
consisting of 76,547 square feet of office
space and associated site improvements for
office area and research use for Daifuku
North America Holding Company headquarters.

Sri?

MR. KOMARAGIRI: Thank you. This
subject property is located in Haggerty

1 Corridor Corporate Park, north between M5 and
2 Haggerty Road, north of Thirteen Mile. This
3 is located south of Adams Technology Center.

4 The subject property is
5 zoned OST, office service technology, and is
6 surrounded by the same zoning on all sides.

7 The future land use map
8 indicates office research development and
9 technology for the subject property and
10 surrounding properties.

11 There are few regulated
12 wetlands and woodlands along the southern
13 property boundary.

14 The applicant has worked
15 with the city previously on existing and
16 ongoing developments within the corridor
17 park. The applicant is now proposing to
18 construct a two-story office building
19 consisting of about 76,000 square feet office
20 space and associated site improvements for
21 office and research use for Daifuku
22 headquarters.

23 The company is committed to
24 creating 85 new jobs in Michigan, of which 33
25 will be in Novi headquarters. The economic

1 statement, this was submitted along with the
2 response letter, lists more detail about
3 Daifuku operations.

4 The proposed site plan is in
5 general conformance with the ordinance
6 requirements, except for a few items noted in
7 the motion sheet. A Planning Commission
8 waiver is required for reduction of parking
9 lot setback along north property line and
10 additional landscape area is provided to make
11 up for the loss of parking setback area.
12 Landscape has also identified a couple of
13 waivers that would require Planning
14 Commission's approval, one to permit the
15 absence of required berm along the section of
16 frontage south of Cabot Road, due to conflict
17 with existing detention basin side-slopes,
18 and to permit the reduction of required berm
19 along Cabot Drive frontage and the
20 right-of-way greenbelt quantities between the
21 existing sidewalk and the proposed parking
22 lot along Cabot Drive and to permit reduction
23 of a number of canopy trees within parking
24 lot islands due to the same ICT easement.

25 The site plan also indicates

1 some of the existing woodland replacement
2 trees to be removed. The applicant is
3 proposing to replace them on-site. Planning
4 and landscape support the waivers requested
5 and recommend approval provided additional
6 comments to be addressed in the final site
7 plan.

8 Engineering, traffic, facade
9 and fire also recommend approval with
10 additional information to be submitted with
11 the next site plan. The Planning Commission
12 is asked to approve the preliminary site
13 plan, woodland permit and storm water
14 management tonight.

15 The applicant, Matthew Sosin
16 from Northern Equities is here tonight, if
17 you have any questions, and so I am. Thank
18 you.

19 CHAIRPERSON PEHRSON: Thank you,
20 Sri.

21 Would the applicant wish to
22 address the Planning Commission at this time.

23 MR. SOSIN: Good evening, Matthew
24 Sosin, 39000 Country Club Drive, Farmington
25 Hills, Michigan.

1 As I was saying, I love
2 being in front of the Planning Commission, it
3 means we will be able to build again.

4 I think Sri summed it up
5 nicely. Also Mark Bentley, who is here from
6 Daifuku for questions I, can't answer about
7 what's going. Thanks for your consideration.

8 CHAIRPERSON PEHRSON: Thank you,
9 sir. With that, we will turn it over to the
10 Planning Commission for their consideration.
11 Who would like to start? Member Lynch.

12 MR. LYNCH: Just a couple of
13 questions. Thank you. On the motion sheet,
14 you have got items A, B, C, and we recognize
15 that being six items, A, B, C, D, E and F,
16 with the preliminary site plan approval. And
17 also I didn't see a woodland member approval,
18 I didn't see it in the motion sheet. Is
19 there a woodland approval?

20 MR. KOMARAGIRI: The additional
21 permit is not required for this site plan.
22 They are simply stating there was existing
23 replacement trees that were approved before,
24 they are just replacing because.

25 MR. LYNCH: Okay. With that, I'd

1 like to make a motion for the approval, if
2 there is no other comments from my
3 colleagues.

4 In the matter of Daifuku,
5 JSP16-23, motion to approve the preliminary
6 site plan based upon and subject to the six
7 items listed on the motion sheet.

8 This motion is being made
9 because the plan is otherwise in compliance
10 with Article 3, Article 4 and Article 5 of
11 the zoning ordinance, and all other
12 applicable provisions in the ordinance.

13 MR. BARATTA: Second.

14 CHAIRPERSON PEHRSON: We have a
15 motion by Member Lynch, and a second by
16 Member Baratta. Any other any comments?

17 Sri, can you call the roll.

18 MR. KOMARAGIRI: Member Anthony?

19 MR. ANTHONY: Yes.

20 MR. KOMARAGIRI: Member Baratta?

21 MR. BARATTA: Yes.

22 MR. KOMARAGIRI: Member

23 Giacometti?

24 MR. GIACOPETTI: Yes.

25 MR. KOMARAGIRI: Member Lynch?

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MR. LYNCH: Yes.

MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MR. KOMARAGIRI: Member
Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MR. KOMARAGIRI: Motion passes
six to zero.

MR. LYNCH: Finally, in the
matter of Daifuku, JSP16-23, motion to
approve the storm water management plan based
on and subject to the following, findings of
compliance with ordinance standards and 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 the plan is otherwise in compliance
with Chapter 11, of the code of ordinances,
and all other applicable provisions of the
ordinance.

MR. BARATTA: Second.

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

Any other comments? Sri,

1 please.

2 MR. KOMARAGIRI: Member

3 Giacopetti?

4 MR. GIACOPETTI: Yes.

5 MR. KOMARAGIRI: Member Lynch?

6 MR. LYNCH: Yes.

7 MR. KOMARAGIRI: Chair Pehrson?

8 CHAIRPERSON PEHRSON: Yes.

9 MR. KOMARAGIRI: Member

10 Zuchlewski?

11 MR. ZUCHLEWSKI: Yes.

12 MR. KOMARAGIRI: Member Anthony?

13 MR. ANTHONY: Yes.

14 MR. KOMARAGIRI: Member Baratta?

15 MR. BARATTA: Yes.

16 MR. KOMARAGIRI: Motion passes

17 six to zero.

18 CHAIRPERSON PEHRSON: All set,

19 sir. Thank you.

20 MR. SOSIN: Thank you very much.

21 CHAIRPERSON PEHRSON: Next on the

22 agenda is the approval of the June 8, 2016

23 Planning Commission minutes. Any

24 modifications, changes or an approval?

25 MR. BARATTA: Motion to approve.

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MR. GIACOPETTI: Second.

CHAIRPERSON PEHRSON: Motion by
Member Baratta and second by Member
Giacopetti.

Any other comments? Sri,
can you call the roll, please.

MR. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MR. KOMARAGIRI: Member
Giacopetti?

MR. GIACOPETTI: Yes.

MR. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MR. KOMARAGIRI: Member
Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MR. KOMARAGIRI: Motion passes
six to zero.

CHAIRPERSON PEHRSON: Any other
matters for discussion? Anybody else wish to
bring forward? Supplemental issues?

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Our last chance for audience participation. If you want to come up, now is your chance.

We will close the audience participation and look for a motion to adjourn.

MR. ZUCHLEWSKI: Motion to adjourn.

MR. BARATTA: Second.

CHAIRPERSON PEHRSON: All those in favor.

THE BOARD: Aye.

(The meeting was adjourned at 7:35 p.m.)

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STATE OF MICHIGAN)

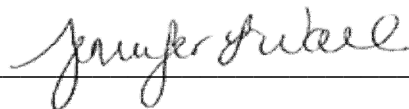
) SS.

COUNTY OF OAKLAND)

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

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

IN WITNESS THEREOF, I have hereunto set my hand at the City of Walled Lake, County of Oakland, State of Michigan, this 18th day of August 2016.



Jennifer L. Wall CSR-4183
Oakland County, Michigan
My Commission Expires 11/12/16