



# PLANNING COMMISSION MINUTES

CITY OF NOVI  
Regular Meeting  
**June 21, 2023 7:00 PM**

Council Chambers | Novi Civic Center  
45175 W. Ten Mile, Novi, MI 48375 (248) 347-0475

## CALL TO ORDER

The meeting was called to order at 7:00 PM.

## ROLL CALL

Present: Member Avdoulos, Member Becker, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Absent Excused: Member Dismondy

Staff: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Lindsay Bell, Senior Planner; Ben Peacock, Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer; Doug Necci, Façade Consultant; Saumil Shah, Traffic Engineering Consultant

## PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

## APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the agenda.

## ROLL CALL VOTE ON MOTION TO APPROVE THE JUNE 21, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

*Motion carried 6-0.*

## AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public participation.

## CORRESPONDENCE

There was not any correspondence.

## COMMITTEE REPORTS

There were not any committee reports.

## CITY PLANNER REPORT

There was not a City Planner report.

## CONSENT AGENDA - REMOVALS AND APPROVALS

There were no Consent Agenda items.

## PUBLIC HEARINGS

Chair Pehrson relayed that the Station Flats agenda will remain open at this point in time as the Planning Commission intends to postpone this matter. However, anyone in the audience that wishes to address the Planning Commission for the Public Hearing after the presentation will be heard and then, once the postponement date has been notified, there will be further discussion. The Planning Commission will not make any substantive comments at this point, as they do not have all the information about this development.

#### **1. JSP23-02 STATION FLATS**

Public hearing at the request of Cypress Partners, LLC for recommendation to the City Council for Amendment of the Consent Judgment that governs development of the property. The subject property is located on the east side of Wixom Road, south of Grand River Avenue (Section 17). The applicant is proposing 157 apartment units in a four-story building. The Consent Judgment permits retail uses conforming to the B-2 Community Business standards. The proposed use is most consistent with the RM-2 High-Density Multiple Family Residential District.

Senior Planner Lindsay Bell relayed the applicant is requesting to amend a Consent Judgment for the Novi Promenade Plaza, located on the east side of Wixom Road and south of Grand River Avenue in Section 17 of the City. The Consent Judgment limits the use of the 24.77-acre site (located between the existing Target store and Sam's Club) to a retail use consistent with a traditional "big box" store.

As a brief background of this Consent Judgment, in 1999 developer Novi Equities had requested a rezoning from I-1 Light Industrial to B-2 Community Business, which was denied by City Council. They then requested a use variance from the Zoning Board of Appeals, which was denied. The developer filed a lawsuit for damages against the City in 2000. The parties to the lawsuit agreed to a settlement in July of 2001, before it went to trial. The Consent Judgment describes the terms of the settlement and acts like a development agreement. It limits both parties equally, to what's agreed upon and runs with the land like a covenant attached to the property unless and until the parties agree to change it, which is what the City is being asked to do now. An amendment to the agreement was approved in 2015 to allow the reconfiguration of the sedimentation/detention basin and the wetland area to increase the preserved area.

Although the site remains zoned I-1, the terms of the Consent Judgment specify that the bulk of the property is permitted to develop as Retail A, B and C, essentially 3 big-box style stores as shown in the exhibit, with uses that are permitted in the B-2 Community Commercial zoning district. A total of 375,000 square feet of retail space is permitted by the Judgment for those three parcels. Target and Sam's Club have developed as permitted for areas Retail A and C. The out lots have also all been developed under the terms of the agreement. The parcel for Retail B has remained vacant, and it is this parcel the current applicant now wishes to develop.

The property is mostly surrounded by I-1 Light Industrial and I-2 General Industrial zoning, with Planned Suburban Low Rise to the south, and R-1 Single-Family Residential on the west side of Wixom Road.

The Future Land Use map shows Community Commercial for the subject property and those to the north and west. Educational Facility is shown west of Wixom Road. To the south is planned for Suburban Low Rise, and to the east is Office Research Development and Technology.

The subject property has large areas of wetland mitigation that were required for the development of the overall shopping center. A total area of about 16 acres is protected by Conservation Easements, and do not permit any encroachment by development. Another area is currently used for the stormwater detention pond. No impacts to those areas are proposed.

The applicant's proposal includes development of 157 multi-family units in one 4-story building. The building will include a two-story co-working/café space on the northwest portion of the building, which would be open to the public. Other amenities include a clubhouse and courtyards with a pool and a putting green.

The subject property is nearly 25 acres but excluding wetland areas over 2 acres results in approximately 8.6 net acres, so the overall density is 18 dwelling units per acre. The development would use the existing access drive to Wixom Road, which has a traffic signal. The estimated number of daily vehicle trips is 717 for the 157 multiple family units, which is significantly less than the 9,000 estimated daily trips for a 100,000 square foot retail use. Therefore, the proposed change to residential would have less impact on the road network

compared to the development allowed by the current Consent Judgment.

Planning is not recommending approval at this time as the plan is not in conformance with several Ordinance requirements and Master Plan recommendation for this area. The proposed amendment would be a significant change from what is currently permitted and what was envisioned for the site as part of the 2016 Master Plan for Land Use. There are also concerns about the compatibility of existing loading zone to residential uses.

Landscaping is also not recommending approval due to lack of sufficient buffers provided between the Sam's Club loading area and the residential use. Traffic does not recommend approval due to lack of justification for the parking reduction, and width of drive aisles in some of the parking areas as well as some other concerns outlined in the Traffic review. Façade does not recommend approval as well, due to the use of wood siding, which is not permitted on this style of building. Woodlands does not recommend approval as the plan does not account for the removal of previously planted woodland replacement trees.

Engineering, Wetland and Fire reviews recommend approval, with comments to be addressed at the time of Site Plan Review.

The decision to amend the Consent Judgment rests with the City Council; the Planning Commission is being asked for comments on the plan and the use, but as a recommendation only at this point. Council can still say no. If they agree to change it, the terms of the agreement would be revised as negotiated through the attorneys and could include any agreed-upon terms such as deviations from Zoning ordinance standards. Finally, it would be sent to the Circuit Court for final approval.

Tonight, the Planning Commission is asked to hold the public hearing as it has been advertised. The applicant has requested the Planning Commission postpone making a recommendation at this time, as they would like more time to meet with nearby homeowner associations to discuss any concerns. If postponed, a new public hearing would be advertised at a later date. In addition, a parking analysis should be provided by the applicant to demonstrate that their parking spaces will be sufficient for the needs of the future residents. The applicant is encouraged to address other issues of concern raised in the Staff and Consultant review letters before the next public hearing, which would require a revised review. Staff will be happy to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Mike Parks, owner of Cypress Partners, introduced himself as the developer and owner of the property. Mr. Parks relayed he appreciates the time this evening. He purchased the property last year and is very anxious to bring a quality development to the City of Novi.

Cypress Partners has done similar projects in a number of communities around Metropolitan Detroit, including Ann Arbor, Troy, as well as in Traverse City and Saint Clair Shores. They have an excellent team that City of Novi is very familiar with – PEA Group, Krieger Klatt Architects, who is currently doing the Griffin project at Twelve Oaks, and Traffic Consultant Mike Labadie, who is very experienced with traffic analysis and parking situations.

Cypress Partners has been working very closely with the Planning Department for several months and are still processing. Mr. Parks reached out to the Homeowner's Associations just recently and wants to be respectful of them and provide for enough time for discussions with them, so that is why he asked for the matter to be tabled. Cypress did not bring their team to the meeting tonight due to the postponement request and will plan to bring the team at the appropriate time.

Chair Pehrson opened the public hearing and invited members of the audience who wished to participate in the public hearing to approach the podium. As a reminder, the public hearing will remain open until the matter comes before the Planning Commission again.

Mark Campbell, 26050 Island Lake Drive, relayed he is the President of the Island Lake of Novi Homeowners Association, which is the largest single family residential community in Novi. First, Mr. Campbell would like to thank Mr. Parks for meeting with the leadership of Island Lake and Villas of Stonebrook, for postponing the

project, and continuing conversations so that more information about the Station Flats development can be relayed to the community.

Two weeks ago, Mr. Campbell stood before the Planning Commission in a room full of Novi residents opposing the Camelot development. It should be clear that with the two Planning Commissioners voting against and the number of opposed residents that came to the June 7<sup>th</sup> meeting, that there is not a consensus on the Camelot development. The residents will be communicating this message to the Novi City Council.

Mr. Campbell has only lived in Novi for three years and because of the Camelot Parc and Station Flats developments, has found that Novi has a master plan which states future residential developments in the southwest quadrant of the City shall be low density residential that reflects a semi-rural environment. He is not sure if this is still the current master plan or if it has changed, how was it changed and were the impacted communities asked for their input.

It feels to Mr. Campbell and others that he's spoken with, that the city Planning Office has a "just get it done" attitude, no matter if the residents, the taxpayers, are concerned. City communication and transparency are the keys to good community relationships and for these two projects, Mr. Campbell feels our city has failed at both.

Steve Potocsky, 48849 Rockview Road, relayed he is the President of the Villas at Stonebrook Condo Association. Mr. Potocsky would like to thank the gentlemen and ladies for their input tonight as well as Mike Parks for being a very gracious individual who is willing to talk to the residents and make sure that he's putting up a quality product that will actually give a value added to the city. So again, I just wanted to let you know that I stand with Mike and us getting together and also with the gentleman from Island Lake.

Sheila Barr, 25780 Island Lake Drive, relayed that she noticed that the traffic study that was done from the access off Wixom Road into this proposed complex was discussed. This sort of dovetails on the discussion that happened 2 weeks ago about having a traffic study done for Camelot Parc. Now that children are out of school, any traffic study that would be done prior to school fully in session again in the fall would be useless in her mind. Ms. Barr asks the Commission to wait to complete the traffic study in both instances until at least the Fall. Traffic that occurs on Wixom Road will be negatively impacted by the traffic coming out of these new complexes.

Jim Utley, 25972 Island Lake Drive, relayed he has lived in three different Novi subdivisions over the past 44 years so he has seen a lot of development. He is familiar with past City Councils and Planning Commissions. Mr. Utley has seen the Station Flats plans and thinks this is a very well thought out project and that it's well done. The big issue he has is the entrance on to Wixom Road. With Target, Sam's Club, and Catholic Central there are a lot of people coming into that area at different times. And right now, it's tough enough getting out onto Wixom Road from the Island Lakes subdivision. Mr. Utley would encourage the developer to possibly look at an entrance to Grand River as a better fit.

This development will put a burden on the school system just like the Camelot Parc project which was approved. Mr. Utley was disappointed with that but thinks the schools should be considered as well, and the tax dollars that will be required to build new schools to accommodate those people. I like the plans. I'm not against the plans. Mr. Utley thinks this development would be better suited for a different location.

Pat McLaughlin, 48667 Windfall Drive, relayed once she became aware the Planning Commission was considering new apartments near Grand River, she began to look at a few of the recent proposals being considered for pockets of apartments scattered throughout the city – such as Station Flats, Camelot Parc, and in City West. There is also Griffin of Novi, Innova and the Bond. Ms. McLaughlin inquired if a needs assessment was done for apartments - is anyone keeping track of the rental stock, vacancies, waiting list and how many are being proposed? A high-density multiple family resident district changes the focus of the city, a character that cannot be changed or undone. The subject property is not supposed to be high-density midrise multiple family apartments. This is significant change just because a retailer can't be courted to the site, but it doesn't mean the city has to change the nature of the shopping center. Why have a master plan if it can be easily changed? City staff has put a lot of work into evaluating if this new vision for Station Flats will fit the city standards. It has so many exceptions, over 20 deviations from two stories to four stories,

83% more square footage, 22% less parking, 50% less parking setbacks than required by city code to name a few. Page ten of the planning review dated June 12th indicates staff is not comfortable that the proposed multi-family use will be compatible with the existing shopping center. Ms. McLaughlin asks that the Planning Commission does not approve this plan.

Anne Nelke, 48646 Windfall Road, quoted the City of Novi's Mission statement: "The mission of Community relations is to provide open and thorough communication between the City of Novi and all community members, businesses, commercial and residential. This includes neighborhood support, a key element of efforts is to present a positive image of the City of Novi, internally, externally and through personal printed and visual communications.

Ms. Nelke quoted the roles of the elected officials: "The mayor and the City Council serve the community. They serve as part of a civic responsibility and work towards the betterment of the entire Novi community today and long into the future".

The Planning Commission members are appointed by the mayor to carry out these civic responsibilities and to both hear as well as heed the valid fact-based concerns and issues regarding proposed developments within residential area. As evidenced by the residential community's efforts to voice these through written letters, petitions and taking the time to attend meetings, this appears both not being heard as well as not being heeded. The concerns of residents seem to fall into last place for reason in the mission statement. Ms. Nelke asks if the Planning Commission truly have the best interests of its residents in the forefront of their minds when deciding on projects that affect the quality of life, both now and well into the future?

In closing, Ms. Nelke relayed some things to consider. Tax dollars usage: Ms. Nelke does not have children yet each time she receives her tax bill and sees the majority of funds are for public education, she's happy to do her part to ensure that our youth have the best opportunities possible for their futures with zero resentment. They represent future leaders and community builders. Inclusion: The Wixom quarter is extremely diverse, with residents who have disabilities, Ms. Nelke included, retirees, young families, as well as folks from all geographic areas of the globe. To imply that we are somehow discriminatory, as was implied at the last Planning Commission meeting is an insult. Transition space: The Villas at Stonebrook represent a perfect example of a balanced and forward-thinking use of a former area of industrial manufacturing and thereby blight. The land had already been developed. There exists a plethora of such former industrial sites which provide a much better remediation strategy than that of developing vacant EGLE regulated wetlands and woodlands. Quality of life: The mature healthy trees in existence within these proposed sites represent a major source of carbon sequestration, soil conservation, and flood prevention, again hearkening of vision for what is in the best interests of the Community. Novi's ranking has dropped from a score of seven down to ten on the best cities to live list. Is this the trend for the future?

Christine Lee, 25603 Shoreline Drive in Island Lake subdivision, relayed she is here because she has a great concern with our children of Novi. Wixom Road is already taxed almost to its maximum with traffic. We have a high school with 1000 children, most of whom drive to school. We have an elementary school with probably 400 children, many of whom cross Novi every day to come to school with the aid of a crossing guard who does a fantastic job, but it might be an accident waiting to happen. Then next to the elementary we have a middle school with numerous children and a football stadium.

Ms. Lee speaks from her experience in education for 40 years as a business teacher at the high school, a principal at a middle school and has worked two years at an elementary school. She sees the enthusiasm that children have when school is out and sometimes there is a hard time to contain it. Now we are looking at the possibility of building a community that will bring at least 300 more cars on Wixom Road every day. Now the community is talked about, and it sounds fantastic. It's going to have a swimming pool and a cafeteria, et cetera, but nowhere in the agenda does Ms. Lee ever hear the safety of children mentioned because of added traffic congestion.

Ms. Lee lives in Island Lake. About 3 weeks ago, there was a big sign placed in the subdivision that said, "Drive slowly, children live here". In the 22 years Ms. Lee has lived there, there was never a need for a sign like that, however Ms. Lee hears that people are coming off Wixom Road driving into the subdivision for a shortcut, exceeding the speed limit in the subdivision and consequently, the children's safety is jeopardized. Ms. Lee relayed when it comes time to make a decision, let's think of Walt Disney who said let your

conscience be your guide.

Janice Krupic, 48870 Windfall Road in the Villas at Stonebrook, relayed she is here to talk about and to share some perspective on what citizens have been through. She was not at the last meeting where all of the citizens had shown up as she was out of the country, but would like to share a little bit about her perspective on the communication, trust and transparency, or lack thereof with the City.

The Villas at Stonebrook residents learned of the development being proposed, Camelot Parc Apartments, happenstance when the HOA President of Villas at Stonebrook was at the city offices and saw the drawings. Ms. Krupic submitted a FOIA requesting a copy of the plan. She experienced resistance in receiving that information from the city, which took multiple requests and clarity that she legally has rights to such documentation. After finally receiving the plans, she noticed that she was provided with out-of-date information. Several iterations of the plan had been submitted to the city by the developer at the time of her request, which was significantly different than the information which she was provided.

Subsequently, several citizens attempted to gain additional insight from the city as to where the development was in the process. They have either gotten, in most cases, no information, out-of-date information or inaccurate information.

It was also by happenstance that she learned of the Station Flats development adjacent to the Camelot Parc development. Once she learned of this development, she questioned the location of the proposed development as the Novi City website stated it was in a completely different location than what she had heard. When the City was questioned, the City website was updated to reflect the accurate information.

As the Camelot Parc development plan reflects, it utilizes the private Villas at Stonebrook road, in which the Villas residents pay for the maintenance and upkeep. Ms. Krupic submitted another FOIA request to the City specifically requesting communication between the City of Novi and Pulte regarding use of this private road and regarding the apartments or the respective developer, and indicating that this is critical information regarding the development being proposed and the impact particularly on the residents of Villas at Stonebrook. The City put a 10-day extension to her request, as well as asking for specific date parameters. She provided the parameters from July 2019 to present. The City ignored her request with the first date as well as the extension date being expired. After multiple emails were provided, past the expired extension date, she finally received a response from the City that her request was partially approved and partially denied due to client attorney privilege. She was provided with 62 pages of information that was not relevant to the request and was dated 2016 and 2017, which was not the time frame in question. She was not charged for the 62 pages of documentation that was not in line with her request.

Ms. Krupic was not personally present for the Planning Commission meeting on June 7th, although it did not take long for residents who did attend to share what their feedback was, which was quite consistent. It appeared most of the Planning Commission members had made up their minds before hearing from many of the residents. The residents felt they were treated like children and were being lectured to, an overall lack of respect to the Novi citizens who were present to professionally, passionately express their views. Ms. Krupic shares this as a state of facts as experienced by citizens.

Doctor Stephen Buckman, 50748 Drakes Bay Drive in Island Lake, relayed he would like to take his brief time allotment to address both his opposition to the apartment development, as it potentially threatens the very sense and flavor of the community that drew him to this wonderful city, and puts us in danger of becoming jeopardized.

Dr. Buckman also would like to comment on the decision-making process that the individual board members undertake. At the last meeting, one of the board members made an almost patronizing, pedantic explanation of how there is little choice or latitude in the approval or disapproval of a developer's application if they fulfill all the requirements and check all the boxes. Dr. Buckman felt that is an abdication of responsibility and evasion of agency. If it were actually true that the Planning Commissioners had little agency, then the vote would have been unanimous the last time, which it was not. If it was just a matter of checking boxes, the clerks and staff could do the job.

Dr. Buckman respectfully asks the Commissioners to listen to their constituency and work to assure that the

projects do not sully the architectural or aesthetic elements of an established community that connect people to each other and provide them with an established sense of place. Protecting that very identity of community is the Planning Commission's principal responsibility and should inform their decisions separate from the boxes that are checked from the developer.

Finally at the last meeting, one of the Commissioners deigned to give a condescending lecture about diversity to the citizenry that took on their civic responsibility to engage in a forum that would let the Board know the perspective of the Community. Impugning the motivation of the Commissioners fellow Novi residents is anything but well considered and in the best interest of the community was particularly insulting. Spouting a self-righteous diatribe about the lack of appreciation for the need of diversity by his fellow citizens who simply avail themselves of their democratic prerogative to voice concerns and give their opinion was wholly uncalled for.

Dr. Buckman would be happy to compare his medical mission work or the free care he has given diverse populations to any Commissioner that feels they have the standing to lecture him on such a project. One wonders that if the Commissioner has such contempt for the motivations of his constituents, whether we'd be better served spending his retirement on a rocking chair on his porch where he can wave his fists to passersby, who he feels he's more enlightened than. By the way, a check of his address would show no such apartment complexes in such close proximity to that address, which reminds me of the hypocritical maxim that applies to those who demonstrate such intolerance and arrogance - namely, do as I say, not as I do.

Dave Baratta, 25868 Shoreline Drive, relayed he was a former member of this of this committee at one point in time. Mr. Baratta knows the Planning Commission does a good job and they're seeing the data and reviewing it, and are taking the time to render an appropriate decision.

Mr. Baratta liked Dr. Buckman's very eloquent presentation and thinks he's very, very accurate. Mr. Barrata wasn't at the prior meetings but thinks what you have here is prior Planning Commissions like this one would look at the data, analyze it and make an appropriate decision. A lot of time has been spent going over Master Plans, looking at various variables, and looking at what the long term longevity of the community was going to be.

There is a consent judgment here which took a lot of effort on the part of the Commission, the City Council, the attorneys, et cetera. Now we're here with this project that's very inconsistent with those two factors – the Master Plan and the consent judgment. This is a retail facility; Station Flats is not a retail project. The two big boxes there could very easily go out of business. Retail needs to be supported with retail. That project may not be presented today, the second or third anchor, but that doesn't mean you won't get it. Retail changes, it evolves, and that could be by approving this project, a problem with that center at some future point in time.

Michael Garbacik, 24655 Dinsler Drive, apologized for being late, but every time he tries to leave his street, he needs to wait for cars on Wixom Road or on Ten Mile Road. In the mornings when he leaves, he needs to wait because it's backed up from back all the way to Wixom. Every morning he drops his daughter at the early childhood center. It's less than a two-minute drive and usually it takes between 10 and 15 minutes because of the traffic in this area, it's unconscionable. A new crossing guard was just added at Deerfield Elementary School because of how bad it is in the morning trying to leave there. Now an additional crossing guard was added at the light because just the light alone is not enough safety for the kids.

Mr. Garbacik's big issue with this is, as mentioned, the Master Plan. He came here a couple of years ago to talk against the Funeral Home that was planned at Eleven Mile Road and Beck Road and was told that the Planning Commission has very little control because that was what was in the zoning. Luckily, that ridiculous project fell through and now we have a beautiful City Park on that corner. Hopefully the same will follow here as to what the zoning is. That is what was conveyed prior and Mr. Garbacik would like the Planning Commission to stay consistent and say no. This project does not fit the zoning, nor the character, nor the traffic ability of that area.

Seeing no other audience members who wished to speak, Chair Pehrson asked Member Lynch to read into the record the correspondence received. Member Lynch relayed that 43 responses were received, all objections.

Chair Pehrson reiterated the public hearing will remain open until the next published meeting on this topic and turned the matter over to the Planning Commission for their recommendation.

Motion to postpone JSP23-02 Station Flats recommendation of the proposed Amendment to the Consent Judgment and Concept Plan made by Member Avdoulos and seconded by Member Becker.

**In the matter of JSP23-02 Station Flats, motion to postpone making a recommendation of the proposed Amendment to the Consent Judgment and Concept Plan in order to allow the applicant time to further review items discussed during the Public Hearing, provide a parking analysis to justify the reduction in parking spaces and to work towards greater compliance with the requirements of the Zoning Ordinance.**

**ROLL CALL VOTE ON MOTION TO POSTPONE JSP23-02 STATION FLATS MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER BECKER.**

*Motion carried 6-0.*

## **MATTERS FOR CONSIDERATION**

### **1. NOVI-TEN SHOPPING CENTER RENOVATION JSP23-08**

Approval of the request by TriCap Holdings LLC for a Section 9 Façade Waiver for the Novi-Ten Shopping Center exterior renovations. The subject parcel is located in Section 23, west of Meadowbrook Road and north of Ten Mile Road. It is zoned B-3, General Business. In addition to the façade improvements, the applicant is proposing minor site modifications and parking lot improvements, which are being reviewed administratively by staff.

Planner Ben Peacock relayed this site is located west of Meadowbrook Road and north of Ten Mile Road. It is zoned B-3 General Business District. The Future Land Use map indicates Local Commercial for the entirety of the property. The surrounding area consists of residential, commercial, and office uses, with the majority of the residential being to the north and west of the site. The adjacent commercial and office uses are primarily to the south and east of the site. The subject property does not contain any regulated wetlands or woodlands.

The project is before the Planning Commission tonight because the applicant is proposing modifications to the façades of both buildings on site which are not permitted unless a Section 9 Façade Waiver is granted. The façade improvements are limited to the front elevations, while the side and rear elevations will remain substantially unaltered, except for repainting.

The West Building on the site, which contains Busch's Market is approximately 60,000 square feet, and it is one-story in height. For this building, the applicant is seeking a Section 9 Façade Waiver for an overage of painted CMU, integral color CMU, and ribbed metal panels.

The North Building is approximately 42,000 square feet, and it is also one-story. For this building, the applicant is seeking a Section 9 Façade Waiver for an overage of ribbed metal panels only.

Other renovations to the site are proposed as well, including repaving and restriping of portions of the parking lot, addition of landscaped islands, and modifications to the dumpster enclosure and loading area behind the existing Busch's Market. These items are being reviewed administratively by staff and City consultants.

The City's Façade Consultant is of the opinion that the combination of the proposed new materials and the existing materials to be repainted creates a well-balanced composition of colors and textures. The increased definition of primary entrances and use of high-quality materials on the front facades represents a significant improvement to the overall appearance of the shopping center. Therefore, Staff recommends approval of the Section 9 Façade Waiver for JSP23-08 Novi-Ten Shopping Center Renovation.

Representing the project tonight is Albert Ludwig, owner of the shopping center and applicant for this project. Staff is also available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.



Albert Ludwig from TriCap Holdings relayed he represents Novi Meadowbrook Shopping Center Associates on this project. As you can see, the existing buildings were built in the 70s. There was an old A&P on the site and it still kind of looks old. Rite Aid moved out about a year ago and Busch's is excited to increase their footprint by moving into the Rite Aid space as well as do a total renovation of their current space. Part of the deal with Busch's was to make the shopping center look new, not like a 50-year-old shopping center. TriCap Holdings is utilizing an architect that Busch's has worked with several times on nineteen other properties, so they are very familiar with Siegal Toumaala and Associates. Mr. Ludwig referenced the elevations and façade materials shown. The review letters indicate the improvements look a lot nicer than it currently does.

Chair Pehrson turned the matter over to the Planning Commission for consideration.

Member Lynch thinks it looks great. We can't forget about the east side of Novi. Getting the parking lot smoothed out is great, hopefully it will attract more tenants as it is a wonderful location. All the focus has been on the west side of Novi and we can't forget about the east side. Member Lynch asked Doug Necci, Façade Consultant for comment.

Mr. Necci replied the inconsistencies are all technical in nature. There is painted brick and materials on the building that pre-dated the Ordinance. With the exception that the ribbed metal siding exceeds the Ordinance by a small amount, Mr. Necci has no issues.

Member Becker relayed he lives about a half mile from the shopping center and loves the fresh new look. Member Becker inquired to the applicant as to the previous issue of ice falling from the building. Mr. Ludwig indicated that will be mitigated, especially by the entrances.

Member Verma relayed the update is good to see and is in support.

Member Roney relayed the update looks good and has no concerns.

Member Avdoulos relayed he thinks it is a great improvement and he shops at the plaza frequently.

Motion to approve a Section 9 Façade Waiver for Novi-Ten Shopping Center made by Member Avdoulos and seconded by Member Lynch.

**In the matter of the request by TriCap Holdings LLC, for JSP23-08 Novi-Ten Shopping Center Renovation, motion to approve a Section 9 Façade Waiver to allow:**

- i. An overage of ribbed metal panels on the North Building façade (0% maximum allowed; 25% proposed on the south elevation, 4% proposed on the west elevation, and 7% proposed on the east elevation) and on the West Building (0% maximum allowed; 16% proposed on the east elevation).**
- ii. An overage of painted CMU on the West Building (0% maximum allowed; 5% proposed on the east elevation and 10% proposed on the north elevation).**
- iii. An overage of integral color CMU on the West Building façade (0% maximum allowed; 2% proposed on the east elevation, 10% proposed on the south elevation, and 1% proposed on the north elevation).**

**These approvals are based on and subject to the following:**

- a. The façade improvements are limited to the front facades; the side and rear facades will remain substantially unaltered, except for repainting.**
- b. The combination of the proposed new materials and the existing materials to be repainted creates a well-balanced composition of colors and textures. The increased definition of primary entrances and use of high-quality materials on the front facades represents a significant improvement to the overall appearance of the shopping center.**
- c. The findings of compliance with Ordinance standards in the consultant review letter and the conditions and items listed in that letter being addressed on the Final Site Plan.**

**This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.**

**ROLL CALL VOTE ON MOTION TO APPROVE THE SECTION 9 FAÇADE WAIVER MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.**

*Motion carried 6-0.*

**2. APPROVAL OF THE JUNE 7, 2023 PLANNING COMMISSION MINUTES**

Member Lynch relayed he appreciates the accuracy of the minutes.

Motion to approve the June 7, 2023 Planning Commission minutes made by Member Lynch and seconded by Member Avdoulos.

**ROLL CALL VOTE ON MOTION TO APPROVE THE MAY 24, 2023 PLANNING COMMISSION MINUTES WAS MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.**

*Motion carried 6-0.*

**CONSENT AGENDA REMOVALS FOR COMMISSION ACTION**

There were no consent agenda items.

**SUPPLEMENTAL ISSUES/TRAINING UPDATES**

**AUDIENCE PARTICIPATION**

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Chair Pehrson closed the final audience participation.

**ADJOURNMENT**

Motion to adjourn the meeting made by Member Lynch and seconded by Member Avdoulos.

**VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.**

*Motion to adjourn the June 21, 2023 Planning Commission meeting. Motion carried 6-0.*

Meeting adjourned at 7:49 PM.