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May 25, 2016 City of Novi  
Planning Commission Meeting  
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Proceedings had in the above-entitled matter were taken before me, Glenn G. Miller, Notary Public within and for the County of Oakland, State of Michigan, at 45175 W. Ten Mile Road, Novi, Michigan, on Wednesday, May 25, 2016.

PRESENT:

Mark Pehrson, Chairman  
Michael Lynch, Commissioner  
David Baratta, Commissioner  
Ted Zuchlewski, Commissioner  
David Greco, Commissioner  
Robert Giacobetti, Commissioner

Barbara McBeth, Deputy Director of Community Development  
David Gillam, Attorney  
Sri Komaragiri, Planner  
Kirsten Mellem, Planner  
Adrianna Jordan, Planner  
Rick Meader, Landscape Architect  
Jeremy Miller, Staff Engineer

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Novi, Michigan  
Wednesday, May 25, 2016  
At about 7:00 p.m.

MR. PEHRSON: Call to order the May 25th,  
2016 Planning Commission meeting.

Sri, are you going to call the  
roll? Welcome back.

MS. KOMARAGIRI: Thank you. Good  
evening, members.

Member Anthony?

MR. PEHRSON: Absent. Excused.

MS. KOMARAGIRI: Member Baratta?

MR. BARATTA: Here.

MS. KOMARAGIRI: Member Giacopetti?

MR. GIACOPETTI: Here.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Here.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Here.

MS. KOMARAGIRI: Chair Pehrson?

MR. PEHRSON: Here.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Here.

MR. PEHRSON: With that, if we could  
stand for the Pledge of Allegiance. Member Zuchlewski,

1 could you please lead us.

2 (The Pledge of Allegiance was lead  
3 by Member Zuchlewski.)

4 MR. PEHRSON: Thank you, sir.

5 Look for a motion to approve the  
6 agenda or any changes thereon?

7 MR. BARATTA: Motion to approve.

8 MR. ZUCHLEWSKI: Second.

9 MR. PEHRSON: We have a motion and a  
10 second. Any other discussions? All those in favor?

11 THE COMMISSION: Aye.

12 MR. PEHRSON: Anyone opposed? We have an  
13 agenda.

14 That brings us to our first  
15 audience participation. If there's anyone in the  
16 audience that wishes to address the Planning Commission  
17 on something other than the one Public Hearing at this  
18 point in time, please step forward.

19 Seeing no one, we'll close the  
20 first audience participation.

21 Any correspondence?

22 MR. LYNCH: I think they're all for the  
23 Public Hearing.

24 MR. PEHRSON: While you're day-dreaming,  
25 committee reports?

1 MR. LYNCH: Wait a minute. I'm not sure  
2 this is for the Public Hearing. Yeah, I don't think  
3 this is for the Public Hearing. Do you want me to read  
4 it into the record, the Echo Valley one?

5 MR. PEHRSON: You can summarize all you  
6 want.

7 MR. LYNCH: It's a letter from the Echo  
8 Valley Homeowners Associations alleging we are hiding  
9 dramatic proposals. Went to a leadership breakfast and  
10 learned about some intense urban zoning. Apparently  
11 they have issues with planned development along Grand  
12 River, but I'll put this into the record.

13 MR. PEHRSON: Thank you, sir. Any  
14 committee reports?

15 City Planner Report, Ms. McBeth.

16 MS. MCBETH: Thank you. Good evening.  
17 Just one item to report from the City Council meeting on  
18 Monday evening. The City Council did vote to  
19 tentatively approve the Beacon Hill project. That's at  
20 the northeast corner of Twelve Mile and Meadowbrook  
21 Road. If that goes back for final approval, the PRO  
22 Agreement, it will come back to the Planning Commission  
23 for site plan review, woodland and wetland permit  
24 review. Thank you, Mr. Chair.

25 MR. PEHRSON: Thank you. That brings us

1 to our first Public Hearing and the first item is the  
2 Grand River Soccer Park, JSP16-20. And it's a Public  
3 Hearing at the request of the City of Novi and Suburban  
4 Collection Showplace to gather input regarding the  
5 proposed Site Plan. The subject property is currently  
6 zoned I-1, Light Industrial and is located in Section 16  
7 off of Taft Road, south of Grand River Avenue. The  
8 applicant is proposing two soccer fields and associated  
9 parking on site. Plans are available for review at the  
10 Community Development Department in the Civic Center.

11 Good evening.

12 MS. KOMARAGIRI: Thank you.

13 Like we discussed, the subject  
14 property is located south of Grand River Avenue near  
15 Suburban Collection Showplace between Taft Road and Beck  
16 Road.

17 It is zoned I-1, Light  
18 Industrial surrounded by R-1, One-Family residential on  
19 the south, Office Service Technology on the north and  
20 I-1, Light Industrial on all the other sides.

21 The Future Land Use map  
22 indicates Industrial Research development and technology  
23 for the subject property and the property to the west  
24 and north, industrial research development for the  
25 property on the east and single family for properties on

1 the south.

2 There are few regulated  
3 woodlands and wetlands on the property.

4 Suburban Showplace Collection,  
5 LLC currently owns the property. In 2015, City Council  
6 approved a resolution regarding a Cooperative Agreement  
7 between the City and the applicant. The applicant has  
8 offered to construct two regulation size athletic fields  
9 and the associated parking on the site for use by City  
10 of Novi Parks Department. This is a temporary  
11 arrangement between the Owner and the City with an  
12 intent to use it for no longer than five years.

13 The soccer fields are considered  
14 a primary use for the property and would be available  
15 during spring, summer and fall except during the  
16 Michigan State Fair period and a couple other events.  
17 During that time, the applicant is anticipating using  
18 the site for parking and staging of Exhibitor and  
19 Participant vehicles only as a secondary use.

20 The applicant and the staff are  
21 currently working on resolving some concerns with the  
22 site plan. Staff and the applicant agree that the plans  
23 need to be revised and reviewed again prior to Planning  
24 Commission's consideration and approval.

25 Since staff has already

1 advertised for a Public Hearing for today's meeting, the  
2 Planning Commission is asked to hold the Public Hearing  
3 as advertised but defer the decision for a meeting at a  
4 later date to be scheduled.

5 Our wetlands and woodlands  
6 consultant, Pete Hill, is here tonight and he'll go over  
7 briefly over the existing natural features on the site  
8 and the proposed impact. The applicant, Mr. Blair  
9 Bowman, is also here if you have any questions for him.

10 As always, staff will be glad to  
11 answer any questions you have for us. Thank you.

12 MR. PEHRSON: So nice to have her back,  
13 isn't it?

14 Does the applicant wish to  
15 address the Planning Commission at this time?

16 MR. BOWMAN: Hi. My name is Blair  
17 Bowman, Jr. Unfortunately, my dad, Blair Bowman, Sr.,  
18 wasn't able to make it. He had a board meeting that he  
19 couldn't reschedule.

20 So I just want to reiterate that  
21 we are really excited about this arrangement with the  
22 City and the flexible use that it provides the City for  
23 its recreational fields and also for us for the State  
24 Fair and a few other of the events that we can use it  
25 for flexible space.

1 MR. PEHRSON: Very good. Thank you. If  
2 we have questions, we'll ask at that point.

3 This is a Public Hearing. If  
4 there's anyone in the audience that wishes to address  
5 the Planning Commission on this matter, please step  
6 forward at this time.

7 Seeing no one, we'll close the  
8 audience participation.

9 Any correspondence? Mr. Lynch.

10 MR. LYNCH: Yes, we have some  
11 correspondence. The first one is an objection from  
12 Rafael and Katrazina Barkus at 26258 Mandalay Circle,  
13 and there's a letter. The issue that they have is  
14 soccer fields are within a few hundred feet from their  
15 home, impacting their privacy, safety concerns due to  
16 increased traffic, noise pollution from the traffic,  
17 significant transformation of Asbury Parks Wetland  
18 Preserve, negative effect on home values. And some  
19 countermeasures, they also list some countermeasures  
20 that the City has not put in place.

21 The next one is an objection.  
22 This is a dark copy, a fax copy. Okay. It's from  
23 Howard and Jean Blywis (ph) 26255 Mandalay Circle.  
24 Summarize. Worried about the wetlands, security and  
25 safety caused by the parking. These will all go into



1 the record.

2 One more is an objection from  
3 James and Kiko Warden. They are at 26285 Mandalay  
4 Circle. They're opposed to this. Apparently there was  
5 some acts of vandalism linked to residents in the  
6 neighboring community. They mention some vehicles are  
7 already illegally parking on Asbury Park Community  
8 property and worried about the woodlands and wetlands.

9 MR. PEHRSON: Thank you, sir. With that  
10 we'll close the audience -- the Public Hearing on this  
11 matter and turn it over to the Planning Commission for  
12 their consideration. Who would like to start? Member  
13 Lynch.

14 MR. LYNCH: I thought we weren't going to  
15 have a discussion.

16 MR. PEHRSON: It's an open discussion to  
17 get your input.

18 MR. LYNCH: I'd like to hear more about  
19 this wetlands and woodlands. I see it on the property.  
20 It's not clear to me. It looks like the woodlands and  
21 the wetlands provide a natural buffer between the  
22 residential community and where the parks are going to  
23 be proposed. Is that a correct statement?

24 MR. HILL: Hi. I'm Pete Hill with ECT,  
25 representing the wetlands and woodlands consultants.

1 We're the wetlands and woodlands consultants.

2 Just briefly, I can tell you  
3 that the site does contain, as Sri said, the site  
4 contains some regulated woodland and five regulated --  
5 I'm sorry -- five wetlands. I think on the figure up  
6 there, there's the dashed green line that shows the  
7 regulated woodland boundary. So we were asked to do a  
8 wetland and woodland evaluation of the site, which means  
9 we walked basically the entire site and looked at what  
10 it had to offer.

11 In terms of regulated trees, we  
12 looked inside the green boundary and then up at the  
13 north end of the site there is one tree that's a 36-inch  
14 diameter tree. So I'll remind you that the City  
15 basically regulates all trees that are eight inches in  
16 diameter or above within the regulated woodland  
17 boundaries. There are five of those that are being  
18 removed and we recommended that the applicant place a  
19 financial guarantee to replace those or replace them on  
20 site would be ideal.

21 MR. LYNCH: Okay. Well, I guess my  
22 question was a little broader than that. I'm trying to  
23 figure out where -- from a prior slide it looked like  
24 the wetlands were adjacent to the Asbury Park  
25 Subdivision, in between the soccer fields and the --

1 MR. HILL: I think I can add to that. So  
2 with north being left on the plan, Grand River being  
3 left on the plan, to the left. The current plan does  
4 not propose to impact Wetland E on the south end of the  
5 site, or the right side of the screen, or Wetland A on  
6 the top end of the screen, or the east side of the site.  
7 It does propose to impact Wetlands B, G and F. Of those  
8 three, only Wetland F is considered regulated by the  
9 City ordinance. B and G are actually basically scooped  
10 out of the ground, man-made holes that are very small  
11 and didn't meet the essentiality criteria in the  
12 ordinance. So a natural buffer will remain in Wetlands  
13 A and E to the south along Asbury.

14 MR. LYNCH: Okay. That's where I was  
15 primarily getting to is, is there going to be a natural  
16 buffer between -- it looks like there's three homes in  
17 this subdivision. There's three homes that are affected  
18 by this, according to the satellite map I'm looking at  
19 now.

20 MR. PEHRSON: Excuse us, sir. I'm just  
21 trying to get -- not right now, please.

22 MS. KOMARAGIRI: There were three houses  
23 abutting the property line but the subdivision has more  
24 than three but there were three abutting the property  
25 line.

1 MR. LYNCH: And that was the letters that  
2 we got. And what I'm trying to understand is, going  
3 back and forth between the drawing of the soccer field  
4 with respect to where the homes are.

5 MS. KOMARAGIRI: The homes are over here.  
6 If you can see the palm.

7 MR. LYNCH: Yes, I see that.

8 MS. KOMARAGIRI: That's where the houses  
9 are, the property lots are located. One is undeveloped  
10 currently; the other one has a house.

11 MR. LYNCH: Okay. Could you go back one,  
12 one more, one more. Okay. Okay. On this drawing the  
13 homes that appear on the satellite, are they on the  
14 right side, the left side?

15 MR. PEHRSON: Right where the --

16 MR. LYNCH: Okay. Okay. Good, good,  
17 good. Okay. So that's basically not going to change,  
18 right, we're not changing all that stuff. So there is a  
19 significant amount -- I mean, looking at the satellite  
20 shot, there is a significant amount of foliage, it looks  
21 like some wetlands, so there is a natural barrier, if  
22 you will, between where the soccer fields are, or being  
23 proposed, and where the homes are. Correct?

24 MS. KOMARAGIRI: Whatever the existing  
25 barrier is, it's going to be left as is.

1 MR. LYNCH: Okay. Now, this property  
2 right now is zoned industrial?

3 MS. KOMARAGIRI: Light Industrial, yes.

4 MR. LYNCH: Light Industrial. So the  
5 question -- so basically if somebody wanted to come in  
6 there and put in a Light Industrial manufacturing plant  
7 --

8 MS. KOMARAGIRI: That's currently a  
9 permitted use, yes.

10 MR. LYNCH: Okay. So I guess that's the  
11 only questions I have. I just want to know where this  
12 stuff was with respect to the homes.

13 MR. PEHRSON: Member Zuchlewski.

14 MR. ZUCHLEWSKI: What would the hours of  
15 operation for the soccer fields be?

16 MS. McBETH: So we were having a  
17 conversation with the Parks and Rec director today and  
18 the parks are typically operated between, you know, dawn  
19 and dusk. He anticipated with the use of soccer fields  
20 on the site, which would be the primary use, mostly in  
21 the evening hours, five o'clock to eight o'clock,  
22 something like that during the seasons when people would  
23 want to be outside.

24 MR. ZUCHLEWSKI: And the lighting of  
25 this, I'm sure it would be well-lit.

1 MS. McBETH: There would be no lights, no  
2 lights at all.

3 MR. ZUCHLEWSKI: All right. So lighting  
4 is not an issue. How about speaker systems of any kind,  
5 is that a concern? The soccer games, are they --

6 MS. McBETH: They're not anticipating  
7 speaker systems, from what I understand. These would  
8 primarily be practice fields and for the 13-year-old and  
9 younger players of soccer, so mostly small kids is what  
10 they're anticipating. That's the primary use. As Sri  
11 mentioned, there would be these other uses temporarily,  
12 you know, overflow for the State Fair and other events  
13 at the Suburban Collection Showplace. It would be a  
14 little bit different than this, but the primary use  
15 would be the soccer fields.

16 MR. PEHRSON: Member Baratta.

17 MR. BARATTA: Thank you. Barbara,  
18 parking, where would the parking field be for the soccer  
19 field? Are they near the houses or away from the  
20 houses?

21 MS. McBETH: Sri is showing -- she's  
22 showing where it is. Yeah, mostly on that -- there it  
23 is on the left side right there.

24 MR. BARATTA: And the houses are at the  
25 top of the page?

1 MR. PEHRSON: To the right.

2 MR. BARATTA: So you're not going to see  
3 the houses in essence. The parking will not be seen by  
4 the houses because there will be a buffer there for  
5 landscaping and things?

6 MS. McBETH: There's some foliage. Pete  
7 Hill might be able to better answer the type of foliage  
8 that's out there.

9 MR. HILL: Well, Wetland E is pretty  
10 thick scrub/shrub wetland throughout most of it except  
11 for the lower right-hand side is a little bit less  
12 schrubby and kind of more emerging wetland, but I think  
13 I'd only be speculating, but there's a fairly big  
14 distance. I don't have it in front of me. But there's  
15 a big vegetated to remain stretch, you know, between the  
16 parking and the back lot line of those lots. But I  
17 can't say whether or not you can see the parking lot or  
18 not when it's constructed from the home, but due to  
19 elevations, I'm not sure what the proposed elevation is  
20 of the parking lot versus the lot, but in terms of  
21 distance and existing scrub/shrub wetland, I think it  
22 would be hard to see through that. It's hard to walk  
23 through that.

24 MR. BARATTA: Would there be a barrier  
25 that's constructed that when the field closes that

1 people couldn't go into that area and park?

2 MS. McBETH: At this time that was not  
3 anticipated. It could be suggested to the Parks  
4 Department, but I think the idea was that it would be  
5 open.

6 MR. ZUCHLEWSKI: How many parks are we  
7 looking at, parking spaces?

8 MS. KOMARAGIRI: There are about 90  
9 spaces currently being proposed.

10 MR. ZUCHLEWSKI: Can you tell me, Sri,  
11 the distance between the parking lot and the neighbors  
12 to the south?

13 MS. KOMARAGIRI: It is just over 300 feet  
14 from the edge of the parking lot to the property line.

15 MR. PEHRSON: Member Baratta, you still  
16 have the floor.

17 MR. BARATTA: Thank you. So really just  
18 to size this up, we're basically saying it's zoned light  
19 industrial, somebody could develop it, they could  
20 certainly put in parking area, they could certainly  
21 build a building here, and what you basically have here  
22 is probably a less intrusive use on a temporary basis,  
23 five years or so, where they're building two soccer  
24 fields. You're keeping basically the landscaping in  
25 place that's screening the houses, you're not adding



1 any. While I really don't like knocking down woodlands,  
2 it's certainly something that's pre-zoned and you're  
3 looking to preserve those trees that are there, is that  
4 a fair statement, at least the ones that are protected?

5 MR. HILL: Correct. There are six total  
6 trees being removed, one's up near Grand River, and none  
7 in the area we were referring to. There's five more  
8 right around the B and the G, actually near the B that  
9 you see on the plan there. So five there and one up  
10 front will be removed.

11 MR. BARATTA: Okay. And there's no  
12 lights on the field so with dusk they obviously can't  
13 play. I would think that if you had a barrier there you  
14 could prevent cars from parking there after hours, you  
15 could probably secure that field, and that would be a  
16 pretty good use, in my opinion, for that property.

17 MR. PEHRSON: Thank you, sir. Member  
18 Greco.

19 MR. GRECO: Yes. Thank you, Chair.

20 From my review of the plan and  
21 looking at this, I agree with Member Baratta. This  
22 seems to be a substantially lighter use than can be  
23 proposed there. I mean, two soccer fields. They can  
24 build a building there with lights, with parking, with  
25 active use. With dawn to dusk and no lights there, it

1 seems like a much lighter use than could be used for the  
2 property. And you said it was difficult to walk through  
3 the woodlands/wetlands area. I mean, there's no access  
4 from the site back to the south, to the subdivision,  
5 unless you walk through scrub and woods. Correct?

6 MR. HILL: I didn't see any. One thing I  
7 did notice is, there's an emergency access to the  
8 commercial development that is west of the site. There  
9 is a barricade just north of the Asbury Park Drive. I  
10 didn't walk down it so I don't know -- basically the  
11 answer is no. I don't think there are any pathways  
12 through the site.

13 MR. GRECO: All right. Thank you. I  
14 have nothing further.

15 MR. PEHRSON: Thank you.

16 Mr. Bowman, what would be the  
17 other uses for this during the State Fair times or those  
18 times when not used as a soccer field?

19 MR. BOWMAN: So the main uses would be  
20 for our midway operations. We have a midway operator  
21 that comes in with a lot of trailers and just things  
22 that take up space. So instead of parking those on site  
23 and taking up a lot of parking, we'd like to park those  
24 on this site, just a lot of like that staging stuff, a  
25 couple trailers, maybe some equipment.

1 MR. PEHRSON: So with inside the purview  
2 then of the ownership of that property you'd set up  
3 guidelines for those people that are going to park?

4 MR. BOWMAN: Yes.

5 MR. PEHRSON: As far as what expectations  
6 are for how they operate on that field during these  
7 times; is that correct?

8 MR. BOWMAN: Yes.

9 MR. PEHRSON: Is there consideration for  
10 upkeep and maintenance of the fields ongoing? Where  
11 does the burden fall for that?

12 MR. BOWMAN: It should be maintained by  
13 us, I believe. My dad and I both go on the lawnmower  
14 and ride around, so I'm sure it's not a problem.

15 MR. PEHRSON: Bowman Landscaping.

16 MS. McBETH: Mr. Chair, as this goes  
17 through the Planning Commission for Site Plan Review,  
18 there would be an agreement at the City Council level  
19 that would talk about the terms of the maintenance.

20 MR. PEHRSON: Signage, Barb, any type of  
21 signage that would be allowed or permitted at this  
22 point?

23 MS. McBETH: I've not heard of any  
24 request for signage on the property.

25 MR. PEHRSON: When the agreement is

1 written, stipulations about parking along the  
2 ingress/egress roadway so that that could not occur, I'm  
3 sure that would be considered as well.

4 MS. McBETH: Ideally, yes. There would  
5 be no parking along that roadway for the best access for  
6 emergency vehicles.

7 MR. GRECO: I have an additional  
8 question.

9 MR. PEHRSON: Sure.

10 MR. GRECO: Thank you, Chair.

11 To the applicant and I guess to  
12 the City staff, I mean, has there been a discussion  
13 already regarding a lease or a term of years for at  
14 least an initial time period when the City is going to  
15 have these soccer fields?

16 MR. BOWMAN: Yeah. From my understanding  
17 it was a maximum of five years that the term was going  
18 to be.

19 MR. GRECO: A maximum of five years in  
20 the initial lease or a minimum?

21 MS. KOMARAGIRI: Maximum.

22 MR. GRECO: A maximum of five years?

23 MS. McBETH: Yeah, that's the intent, as  
24 I understand it as well, a maximum of five years.

25 MR. GRECO: A five-year lease and at the

1 conclusion of that the parties then decide what they  
2 want to do, the owner can decide if they want to do  
3 something else for the property.

4 MS. McBETH: That's correct. And this  
5 will help out with the City's efforts to rejuvenate and  
6 refresh the soccer fields that we have at other  
7 locations. It kind of takes a little bit of the  
8 pressure off of the interest in using soccer fields to  
9 have this as a temporary use.

10 MR. GRECO: Fair enough. All right.  
11 Thank you.

12 MR. PEHRSON: Member Lynch.

13 MR. LYNCH: Yeah, I do have one more  
14 question.

15 Mr. Bowman, you said there's  
16 going to be trailers and stuff, nondescript things  
17 stored there during certain events and stuff. There's  
18 not going to be like RVs and stuff where people are  
19 going to be living there during events?

20 MR. BOWMAN: I don't believe so. We have  
21 certain areas for like the Detroit Shriners who come in  
22 and kind of do a little bit of camping, but that would  
23 be in our camper and RV area with the Fair, which is  
24 kind of -- they need electricity and everything, so they  
25 are near the building.

1 MR. LYNCH: Okay. So this is going to be  
2 just basically nondescript trailers and things?

3 MR. BOWMAN: Yeah, yeah. It's mostly  
4 like kind of a marshaling area for all the random  
5 equipment that they haul in. It takes up about 200  
6 yards of space.

7 MR. LYNCH: I understand, I understand.  
8 And I do agree with my fellow commissioners that this  
9 is, in my opinion, a better use of the land versus an  
10 industrial site. I just want to make sure that there's  
11 going to be some clear stipulations in the agreement on,  
12 you know, what's allowed to go on in that area.  
13 Granted, I know about the soccer games, and that's  
14 great, but in that area where you're going to use it for  
15 storing stuff. That was my only concern.

16 MR. PEHRSON: Member Baratta.

17 MR. BARATTA: So I guess my question  
18 would be today, if you wanted to go in and you wanted to  
19 level that property and make a parking lot of it --

20 MR. LYNCH: You could do that.

21 MR. BARATTA: You could do that. And if  
22 he's going to limit those vehicles to probably where the  
23 parking is today, that you would establish, I suspect  
24 that's where they would be, you would put those vehicles  
25 or whatever that staging is.

1 MR. BOWMAN: Yeah, it should be, and I  
2 believe there is --

3 MR. BARATTA: You're not going to put it  
4 on the soccer field, you're going to put it in your --

5 MR. BOWMAN: There was some anticipation  
6 for it, like Comicon, where we really are stretched for  
7 parking spots, we may park on the grass, it's going to  
8 be really tough, and then we would be responsible for  
9 repairing those to whatever condition it was in before.

10 MR. PEHRSON: So with that you got our  
11 input. We'll move forward with the City to look forward  
12 to future review.

13 MS. McBETH: Yes. We anticipate that  
14 we'll bring this back to an upcoming Planning Commission  
15 meeting for site plan review, woodland and wetland  
16 permits.

17 MR. PEHRSON: Thank you. Thank you, Mr.  
18 Bowman.

19 Next on the agenda is Matter For  
20 Consideration, Unlisted Use Determination. And it's a  
21 consideration of the request of Sue -- oh, boy, how do I  
22 say it, Nebe, Nebe? I knew I was going to get it wrong.  
23 Sorry -- for an Unlisted Use Determination under Section  
24 4.87 of the Zoning Ordinance. The applicant is  
25 requesting a determination on the appropriateness of a

1 Group Retreat House in the I-2, General Industrial  
2 District.

3 Adrianna. Good evening.

4 MS. JORDAN: Good evening.

5 MR. PEHRSON: How are you?

6 MS. JORDAN: Doing well. How are you?

7 MR. PEHRSON: I'm doing well.

8 MS. JORDAN: So in April the applicant  
9 inquired whether she could open a scrapbooking and  
10 crafting retreat facility offering accommodations for  
11 crafting activities and provisions for meals and  
12 sleeping rooms in the historic Chapman Home located at  
13 46689 West Road. Here's a photograph of that residence.

14 After reviewing the Zoning  
15 Ordinance, Planning Staff determined that the proposed  
16 scrapbooking retreat land use was dissimilar enough from  
17 the existing bed and breakfast land use to warrant  
18 review by the Planning Commission and City Council as an  
19 unlisted use. The proposed use has features which make  
20 it distinct from the bed and breakfast description,  
21 primarily that the owner does not intend to reside in  
22 the home, which is a requirement for a bed and  
23 breakfast.

24 One of the bedrooms would  
25 accommodate up to eight overnight guests and a maximum



1 of four guests per room is permitted in a bed and  
2 breakfast. And a microwave and sink would be provided  
3 to the guests in the home to prepare supplemental food.

4 After researching this issue and  
5 gathering case studies from other Michigan communities,  
6 Planning Staff recommends that the Planning Commission  
7 and City Council consider allowing this unlisted use as  
8 a special land use applicable when a building is  
9 significant in the history, architecture, archeology,  
10 engineering or culture of the city of Novi, the state of  
11 Michigan or the United States. We recommend that in all  
12 zoning districts and otherwise subject to most of the  
13 current ordinance standards for beds and breakfasts.

14 The Planning Commission is asked  
15 to review the attached documents -- sorry, I don't need  
16 to read that part -- and provide a recommendation to the  
17 City Council regarding whether or not the unlisted use  
18 would be appropriate as a special land use in all zoning  
19 districts. The matter would then be forwarded to the  
20 City Council for a final determination on the use and  
21 the districts in which it would be most appropriate.  
22 Thank you.

23 MR. PEHRSON: Thank you. Appreciate  
24 that.

25 Would the applicant wish to

1 address the Planning Commission at this time?

2 MS. NEBE: I'm Sue Nebe. I have been  
3 doing crafting and scrapbooking and quilting and things  
4 like that for about 55 years and I would like to be able  
5 to use this beautiful historic home to be able to allow  
6 that teaching to other people that might be interested  
7 in learning those kind of things and spending their time  
8 learning some of those items and crafting things that  
9 have long gone by the wayside and continue the beauty of  
10 that historic home.

11 MR. PEHRSON: Very good. If we have any  
12 questions, we'll ask them.

13 MS. NEBE: Thank you.

14 MR. PEHRSON: I'll turn this over to the  
15 Planning Commission for their consideration. Who would  
16 like to start?

17 MR. GRECO: I'd like the applicant to  
18 come up again.

19 MR. PEHRSON: Might as well just sit in  
20 the front row. Save you a walk.

21 MR. GRECO: So we've read the materials.  
22 I mean, this is something that's trending, this type of  
23 situation?

24 MR. PEHRSON: What? You don't know about  
25 scrapbooking?

1 MR. GRECO: No, I know about  
2 scrapbooking, believe me, in my house, but a place to go  
3 stay, you know, like a retreat for the weekend or  
4 something?

5 MS. NEBE: Yes.

6 MR. GRECO: And is this a business that  
7 you own?

8 MS. NEBE: It would be a business. I've  
9 done this out of my home in Farmington Hills for about  
10 15 years, not the overnight stays for the most part, and  
11 I have a small store in Farmington that is a scrapbook  
12 store. But the trend is that the existing retreat homes  
13 where groups of friends and ladies go and usually on a  
14 Thursday, go home on a Monday. They spend the entire  
15 time, they get pampered. You might have massage people  
16 there to give a massage after they've been sitting there  
17 scrapbooking or quilting all day. They get their meals  
18 served to them.

19 All that is taken care of by a  
20 small staff that would be available at the retreat house  
21 most of the time. And those folks in the retreats that  
22 are available within two hours of the city, right now  
23 there's up to a two year wait to get a weekend to be  
24 able to take up to eight or 12 of your friends and go  
25 spend a weekend like that.

1 MR. GRECO: So people, like, book it for  
2 a group of friends, like you get together with some or  
3 your friends and you actually book the house for the  
4 weekend or something?

5 MS. NEBE: Yes, sir.

6 MR. GRECO: Okay. Thank you.

7 MR. PEHRSON: Are you planning an  
8 excursion for the Planning Commission?

9 MR. GRECO: That's right.

10 MR. PEHRSON: Member Zuchlewski.

11 MR. ZUCHLEWSKI: I have just a couple  
12 questions. I haven't seen a floor plan so I'm not sure  
13 what the plan is to remodel certain areas or whatever.  
14 I understand you want to keep as it is pretty much. How  
15 about handicap access ramps in toilet rooms and grab  
16 bars and thing like that?

17 MS. NEBE: At this point, because of the  
18 historic nature of the home, we were planning on putting  
19 a ramp on the backside of the porch from the outside.  
20 Basically that would be more for folks that come in and  
21 they bring their suitcases full of supplies that they're  
22 going to use for the time they're there. Most of those  
23 are on wheels so it would be an easy way to get in and  
24 out.

25 The accessibility, because there

1 is -- three are three bedrooms on the main floor, which  
2 would be used for sleeping rooms, along with two on the  
3 second floor, which would be used for sleeping rooms.  
4 There is accommodation for handicapped folks on the  
5 first floor with that ramp, getting in and out of the  
6 house.

7 The existing bathroom on the  
8 main floor is a little tight for a wheelchair, but if  
9 that was, you know, there would be someone there to help  
10 if need be.

11 The only remodeling that we  
12 intended to do at this point, on the second floor there  
13 are two rooms that were at one time a bathroom and we  
14 would make those into two bathrooms that are large, but  
15 those were on the second floor.

16 MR. ZUCHLEWSKI: You had indicated  
17 serving of food. Do you have to get a permit from the  
18 health department to serve food in a facility like this?

19 MS. NEBE: At this point that's not  
20 required by the state. We would check into that further  
21 if there's anything from the City that would be required  
22 for that.

23 MR. ZUCHLEWSKI: All right. Were you  
24 planning on serving beer and wine to the guests?

25 MS. NEBE: At this point I don't have --

1 we would not have a beer and wine license. One of the  
2 things that we are allowed to do in the city of  
3 Farmington is that if people want to bring their own  
4 wine or beer with them they could do that, but I would  
5 -- I was not looking to get a beer and wine license  
6 where I could serve it.

7 MR. ZUCHLEWSKI: Then the last thing.  
8 Are you on a sewer there or are you on septic and well?

9 MS. NEBE: Right now it is septic and  
10 well. We did also look at putting into our plan to  
11 attach to city water and sewer.

12 MR. ZUCHLEWSKI: Thank you very much.

13 MR. PEHRSON: Barbara, is this building  
14 sprinklered, does it have a sprinkler and does it  
15 require it by a code?

16 MS. McBETH: I don't believe it's  
17 sprinklered currently. We have -- from the very  
18 beginning of the discussions we've suggested that the  
19 applicant get in touch with an architect and talk over  
20 some of the improvements that may be needed to the home.  
21 That was one of the issues, along with this use question  
22 as well. So I'm trusting that they're in contact with  
23 their architect to find these things out.

24 MR. PEHRSON: I guess from my standpoint  
25 I have no issue with the undetermined use, and the

1     appropriateness of this seems perfectly reasonable to  
2     have a historic gem like this be used in such a fashion.  
3     And after I heard the fact that there's going to be  
4     massages and food, I guess how can I say no. I'd have  
5     to be involved with scrapping.

6                     Member Greco, please.

7                     MR. GRECO: I'd like to make a motion.  
8     Motion to recommend for consideration of Special Land  
9     Use this particular unlisted use, this  
10    scrapbooking/crafting retreat for use in all districts  
11    for -- recommendation for consideration for Special Land  
12    Use to the City Council.

13                    MR. GIACOPETTI: Second.

14                    MR. PEHRSON: We have a motion by Member  
15    Greco, second by Member Giacometti. Any other comments?

16                    Adrianna or Sri.

17                    MS. KOMARAGIRI: I'm going to make up for  
18    all the roll calls I missed.

19                    MR. PEHRSON: Got you. Call the roll,  
20    please.

21                    MS. KOMARAGIRI: Member Baratta?

22                    MR. BARATTA: Yes.

23                    MS. KOMARAGIRI: Member Giacometti?

24                    MR. GIACOPETTI: Yes.

25                    MS. KOMARAGIRI: Member Greco?

1 MR. GRECO: Yes.

2 MS. KOMARAGIRI: Member Lynch?

3 MR. LYNCH: Yes.

4 MS. KOMARAGIRI: Chairperson?

5 MR. PEHRSON: Yes.

6 MS. KOMARAGIRI: Member Zuchlewski?

7 MR. ZUCHLEWSKI: Yes.

8 MS. KOMARAGIRI: Motion passes 6 to 0.

9 MR. PEHRSON: Very good. Thank you.

10 Next on the agenda is a Matter  
11 for Consideration, Town Center Gardens JSP15-77, and  
12 it's consideration of the request of the Novi Town  
13 Center Plaza, LLC for approval of the Preliminary Site  
14 Plan, Stormwater Management Plan, and Section 9 Facade  
15 Waiver. The subject property is located in Section 14,  
16 north of Grand River and east of Novi Road, in the TC:  
17 Town Center District. The site is approximately 1.13  
18 acres and the applicant is proposing a new single-story,  
19 multi-tenant facility to provide restaurant and retail  
20 activities with associated improvements.

21 Oh, Kirsten. We're going down the whole  
22 line, huh? Jeremy, are you next?

23 MS. MELLEM: Good evening, members.  
24 Before you, the subject property is located east of Novi  
25 Road and north of Grand River in Section 14 on 1.13



1 acres. The zoning map, the current zoning is TC: Town  
2 Center District and it is surrounded by TC on all sides.  
3 The Future Land Use Map indicates Town Center Commercial  
4 for the subject property and surrounding property. The  
5 subject property has no woodlands or wetlands on site.

6 The applicant had submitted a  
7 Preliminary Site Plan in April with planning, landscape  
8 and traffic, not recommending approval. The applicant  
9 has made significant changes to the site plan to bring  
10 it closer to conformance with the zoning ordinance. The  
11 changes include aligning the driveway with the existing  
12 driveway, opposite of Crowe Drive, reintroducing the  
13 pedestrian plaza along Novi Road and moving a dumpster  
14 and loading zone further to the rear of the property.

15 All reviewers are now  
16 recommending approval contingent on Planning Commission  
17 and ZBA approvals for setback deficiencies, Planning  
18 Commission approval of landscape waivers and Section 9  
19 facade waiver for overage of cement board siding that  
20 simulates natural wood, and all requested changes  
21 identified in the review letters being made on the final  
22 site plan.

23 The Planning Commission is asked  
24 tonight to consider the Preliminary Site Plan,  
25 Stormwater Management Plan and Section 9 Waiver.

1                   The applicant and I are here to  
2 answer any questions you may have. Thank you.

3                   MR. PEHRSON: Thank you, Kirsten.

4                   Does the applicant wish to  
5 address the Planning Commission at this time?

6                   MR. HALL: Hello. My name is Allen Hall  
7 with API, we're the architects located in Waterford, and  
8 we also have Tom with Alpine Engineering is here to  
9 answer questions also.

10                   Just to recap on just the site  
11 plan, it is a tight site and we are putting in a new  
12 sidewalk along Crowe Drive that will be there and also  
13 along Ingersol Drive on the rear of the property. There  
14 will be a sidewalk there also. Right now there's a berm  
15 along Crowe that could use some work just for  
16 maintenance and in the back at Ingersol the parking is  
17 almost right to the road. So we're kind of improving  
18 those areas with some green areas. And then along Novi  
19 Road we've incorporated a pedestrian access area that  
20 has some nice interaction with the retaining wall to  
21 interact with the grade and the building itself.

22                   So we're here for any questions  
23 you have.

24                   MR. PEHRSON: Thank you, sir. Appreciate  
25 that.

1 I'll turn it over to the  
2 Planning Commission for their consideration. Who'd like  
3 to start? Member Giacobetti.

4 MR. GIACOPETTI: The pedestrian access  
5 area along Novi Road, does that area include an entrance  
6 to the retail location or is it just like a window  
7 facade?

8 MR. HALL: No, it does. If you see the  
9 rendering right behind you there, you can see there's an  
10 access point right from the public sidewalk that goes  
11 around the curbed area of the pedestrian area, so  
12 there's an access right from -- right where the hand is,  
13 yes, sort of a stair access there. And then at the  
14 corner intersection there, right where the arrow is  
15 there, that's at grade so then someone could go down the  
16 sidewalk or over through the sidewalk to the building.  
17 They both can access this, so there's no handicap  
18 issues.

19 MR. GIACOPETTI: While we're referencing  
20 this rendering, there was one item in the facade  
21 ordinance review, which is the cement board siding.  
22 Where is it?

23 MR. HALL: It is. Right where the arrow  
24 is, to the left a little more, right there. So that  
25 area is -- that's going to be a Panda Express is -- has

1 already signed an agreement for that space and that's  
2 part of their corporate identity. They wanted to have  
3 wood there but we put a cement board, a fiber cement  
4 board there, which has been used in the city before. I  
5 talked to the facade consultant and he likes the  
6 material, but it's not a material inside the ordinance  
7 directly so we need a Section 9 waiver to cover that  
8 material, and it's only on that portion of the building.

9 MR. GIACOPETTI: Great. Thank you.

10 MR. PEHRSON: Member Zuchlewski.

11 MR. ZUCHLEWSKI: That's hardy board  
12 siding. Right?

13 MR. HALL: It's like that. It's probably  
14 a higher grade than hardy board. It's a little thicker  
15 and it has a little better quality of wood grain. It  
16 will fake you out, but it is cement board.

17 MR. ZUCHLEWSKI: And in looking at this  
18 front elevation with the patios presented and what have  
19 you, I would assume that at least two of these tenant  
20 spaces would be restaurants.

21 MR. HALL: Right now it's just the one  
22 restaurant that's planned and the rest are retail. We'd  
23 like to keep the option open for retail, but that has a  
24 bearing on parking and what we can get on the site. We  
25 did put tables and canopies down there to encourage

1 pedestrian traffic. Just people off the street can come  
2 in and have places for interaction along the building  
3 without necessarily a purpose. They can go there and it  
4 was kind of spread out and that was part of one of our  
5 ideas along with planning.

6 MR. ZUCHLEWSKI: Okay.

7 MR. PEHRSON: Anyone else? Member Greco,  
8 might I ask of your indulgence?

9 MR. GRECO: Yes. I'd like to make a  
10 motion. In the matter of Town Center Gardens JSP15-77,  
11 motion to approve the Preliminary Site Plan based on,  
12 and subject to, the matters set forth in A through C of  
13 the motion sheet and the finding of compliance with  
14 Ordinance standards in the staff and consultant review  
15 letters and the conditions and items listed in those  
16 letters being addressed on the Final Site Plan, and  
17 because -- this motion is made because the plan is  
18 otherwise in compliance with Article 3, Article 4 and  
19 Article 5 of the Zoning Ordinance and all other  
20 applicable provisions of the ordinance.

21 MR. LYNCH: Second.

22 MR. PEHRSON: We have a motion by Member  
23 Greco, second by Member Lynch. Any other comments?  
24 Sri, can you call the roll, please.

25 MS. KOMARAGIRI: Member Giacobetti?

1 MR. GIACOPETTI: Yes.  
2 MS. KOMARAGIRI: Member Greco?  
3 MR. GRECO: Yes.  
4 MS. KOMARAGIRI: Member Lynch?  
5 MR. LYNCH: Yes.  
6 MS. KOMARAGIRI: Chair Pehrson?  
7 MR. PEHRSON: Yes.  
8 MS. KOMARAGIRI: Member Zuchlewski?  
9 MR. ZUCHLEWSKI: Yes.  
10 MS. KOMARAGIRI: Member Baratta?  
11 MR. BARATTA: Yes.  
12 MS. KOMARAGIRI: Motion passes 6 to 0.  
13 MR. GRECO: I'd like to make another  
14 motion. In the matter of Town Center Gardens JSP15-77,  
15 motion to recommend approval of the Stormwater  
16 Management Plan to the City Council based on, and  
17 subject to, the following: The findings of compliance  
18 with Ordinance standards in the staffing/consultant  
19 review letters and the conditions and items listed in  
20 those letters being addressed on the Final Site Plan and  
21 because the plan is otherwise in compliance with Chapter  
22 11 of the Code of Ordinances and all other applicable  
23 provisions of the ordinance.  
24 MR. LYNCH: Second.  
25 MR. PEHRSON: Motion by Member Greco,

1 second by Member Lynch.

2 Any other comments?

3 MS. McBETH: Mr. Chair.

4 MR. PEHRSON: Yes.

5 MS. McBETH: I'm sorry. If I could make  
6 a suggestion for a correction to that motion.

7 MR. PEHRSON: Sure.

8 MS. McBETH: It would not be a motion to  
9 recommend approval to the City Council. In this case it  
10 is the Planning Commission's authority to approve the  
11 Stormwater Management Plan.

12 MR. GRECO: I will amend the motion to  
13 approve the Stormwater Management Plan.

14 MR. PEHRSON: Does the seconder agree?

15 MR. LYNCH: Yes.

16 MR. PEHRSON: Thank you. Sri, can you  
17 call the roll?

18 MS. KOMARAGIRI: Member Lynch?

19 MR. LYNCH: Yes.

20 MS. KOMARAGIRI: Chair Pehrson?

21 MR. PEHRSON: Yes.

22 MS. KOMARAGIRI: Member Zuchlewski?

23 MR. ZUCHLEWSKI: Yes.

24 MS. KOMARAGIRI: Member Baratta?

25 MR. BARATTA: Yes.

1 MS. KOMARAGIRI: Member Giacometti?

2 MR. GIACOPETTI: Yes.

3 MS. KOMARAGIRI: Member Greco?

4 MR. GRECO: Yes.

5 MS. KOMARAGIRI: Motion passes 6 to 0.

6 MR. GRECO: I'd like to make another  
7 motion. In the matter of Town Center Gardens JSP15-77,  
8 motion to approve the Section 9 Facade Waiver based on,  
9 and subject to, the following: To allow the overage of  
10 cement board siding as proposed because it's similar in  
11 color and texture and similar to the natural wood and is  
12 contingent on the completion of the crescent-shape  
13 outdoor seating area, which is hereby granted, and the  
14 findings of compliance with the Ordinance standards in  
15 the staff review letters and the conditions and items  
16 listed in that letter being addressed, and this motion  
17 is made because the plan is otherwise in compliance with  
18 Article 3, Article 4, Article 5 and Article 6 of the  
19 Zoning Ordinance and all other applicable provisions of  
20 the Ordinance.

21 MR. LYNCH: Second.

22 MR. PEHRSON: We have a motion by Member  
23 Greco, second by Member Lynch. It just rolls off your  
24 tongue. It's an amazing thing. Sri, can you call the  
25 roll, please.



1 MS. KOMARAGIRI: Sure. Chair Pehrson?

2 MR. PEHRSON: Yes.

3 MS. KOMARAGIRI: Member Zuchlewski?

4 MR. ZUCHLEWSKI: Yes.

5 MS. KOMARAGIRI: Member Baratta?

6 MR. BARATTA: Yes.

7 MS. KOMARAGIRI: Member Giacobetti?

8 MR. GIACOPETTI: Yes.

9 MS. KOMARAGIRI: Member Greco?

10 MR. GRECO: Yes.

11 MS. KOMARAGIRI: Member Lynch?

12 MR. LYNCH: Yes.

13 MS. KOMARAGIRI: Motion passes 6 to 0.

14 MR. PEHRSON: All set. Thank you. Have  
15 a nice night again.

16 MR. HALL: Thank you very much.

17 Next on the agenda is the 2016  
18 Master Plan Update Status Report. Ms. McBeth.

19 MS. MCBETH: Thank you, Mr. Chair.

20 As you recall, at the last  
21 Planning Commission meeting that there was a study  
22 session that followed the regular meeting and the Master  
23 Plan for Land Use was discussed in some detail. There  
24 was a lot of information to take in and the request was  
25 made to have paper copies delivered to everybody's

1 houses.

2 MR. PEHRSON: Thank you, by the way.

3 MS. MCBETH: You're welcome, you're  
4 welcome. And we did get a couple of comments from  
5 commissioners so far, which we included on the table in  
6 the packet that looks a little be like this. We also  
7 thought you might find it helpful to see the memo that  
8 we prepared to just kind of provide an update on the  
9 status of the plan, you know, it's the starting of the  
10 plan last summer, 2015, like getting started in July and  
11 August 2015, and the various activities and public input  
12 opportunities that have taken place so far, the Master  
13 Plan and Zoning Committee meeting several times since  
14 that time.

15 The survey was placed on the  
16 City's web page for the residents to respond and let us  
17 know their thoughts. In October we had a business  
18 survey that was opened on the City's web page. We got  
19 some local business perspective from those thoughts as  
20 well. There were several meetings of the Master Plan  
21 and Zoning Committee and there was an open house that  
22 was held in the fall of last year, as well Spring into  
23 Novi this year we had a table set up out in the atrium  
24 where we shared the draft plan with anybody who was  
25 interested in stopping by to take a look at that.

1                   We had a couple of highlights in  
2 the memo, too, just so they wouldn't get lost. The  
3 Grand River Avenue Corridor Study is a big part of the  
4 plan this year and there are lots of details included in  
5 that, as well as redevelopment strategies that are  
6 included in the plan as well.

7                   We wanted to let you know that  
8 the next steps would be that the Planning Commission  
9 would have another opportunity to comment on the plan  
10 this evening, if you choose, or after this meeting there  
11 will be one more opportunity at a Planning Commission  
12 meeting to review the plan and if you find that it's in  
13 a form that's acceptable to distribute to the  
14 surrounding communities make a recommendation to Council  
15 to distribute the plan, then we would take it to City  
16 Council for approval to distribute the plan.

17                   And then after that time frame  
18 it would come back to the Planning Commission for a  
19 Public Hearing and possible adoption of the plan.

20                   MR. PEHRSON: Is your time frame at the  
21 next meeting for us provide that input?

22                   MS. McBETH: That was the thought at the  
23 next meeting. If you have a lot of changes or  
24 suggestions or questions, we may delay it a little bit,  
25 but we've been working with the consultant since two

1 weeks ago when we last talked about this and we have a  
2 couple of suggestions. One of those was included also  
3 in this packet that's on the table here. There's an  
4 e-mail from Jill Bahm from Clear Zoning and she's  
5 highlighted that table that takes a look at the density  
6 question and the residential build-out.

7 So this table is actually an  
8 excerpt from the plan and it talks about the number of  
9 units that are expected to be built. It's sort of a  
10 build-out analysis. And she's noting that the only area  
11 that's changing here is really that city west area, the  
12 area where we thought that mixed-use might be  
13 appropriate, and possibly 18 acres that's vacant  
14 developing in a mixed-use fashion might accommodate 440  
15 units.

16 These are estimates. These  
17 aren't going to be precisely the number, no doubt, but  
18 we thought one way to help clarify the density map would  
19 be to include not only this but on the map at a certain  
20 location we would say, have a provision that you'd say  
21 something along the lines of the number of residential  
22 units in mixed-use areas is based on a number of factors  
23 including the City's existing infrastructure capacity  
24 and it's limited to the following: City west 440, TC  
25 Gateway 270, TC Commercial 199, Pavilion Shore Village

1 22 and PD2 166. Any proposed increased in the  
2 residential units in those areas would require a policy  
3 decision and evaluation of the infrastructure capacity  
4 by the City. That was the suggestion from the  
5 consultants based on some comments from the last  
6 meeting. We think it's a good idea.

7 MR. PEHRSON: Thank you. Appreciate it.  
8 Any comments directed at Ms. McBeth or staff at this  
9 point? Otherwise we think we'll look at it at the next  
10 meeting's agenda.

11 MS. McBETH: Sounds good.

12 MR. BARATTA: One question.

13 MR. PEHRSON: Member Baratta.

14 MR. BARATTA: Yes. Ms. McBeth, could you  
15 put down what usable acres are? I know there was one  
16 that had a pond on it. I don't remember how many acres  
17 it was but it wasn't usable. I mean all of it. It  
18 might have been eight usable but a 12 acre site, just so  
19 we can have an understanding what can be built there.

20 MS. McBETH: And you're talking about on  
21 this chart that's in front of you?

22 MR. BARATTA: So if it's 18 acres, but  
23 usable, let's pick a number, six, it's really relevant  
24 to six acres, at least in my mind.

25 MS. McBETH: Okay. Yes.

1 MR. PEHRSON: I agree. Thank you.  
2 Supplemental issues. Anything else?

3 This is our last audience  
4 participation. If there's anyone in the audience that  
5 wishes to address the Planning Commission at this time  
6 please step forward.

7 MR. STOWITTS: My name is Scott Stowitts.  
8 I'm at 26180 Mandalay Circle. I'm part of the board of  
9 directors for the Asbury Park Homeowners Association. I  
10 had one question with regards to access to Suburban  
11 Collection Showplace. We do currently have traffic and  
12 parking that occurs in the back of our sub and they do  
13 use that adjacent property in order to walk through and  
14 get to the Suburban Collection Showplace, the one that  
15 currently has the building. This would also provide  
16 access for them to get to the soccer fields. So I would  
17 hope that there would be consideration for signage that  
18 may be required in order to prevent that type of parking  
19 within the Asbury Park Subdivision and only permit  
20 parking for residents that live within the subdivision  
21 and that it would be able to be enforced by the Novi  
22 Police Department so we wouldn't have this issue  
23 continuing.

24 MR. PEHRSON: Thank you, sir. Appreciate  
25 it. Anyone else?

1 MR. WARDEN: My name is James Warden.  
2 I'm also a homeowner at 26285 Mandalay Circle. My  
3 letter of objection was read, summarized for the record  
4 today. I heard this evening mentioned about the number  
5 of trees that are to be removed from the property. I  
6 believe that's understated. I heard today about some at  
7 Grand River side and in the eastern side of the property  
8 where the woodlands are, but I personally have witnessed  
9 large trees, which certainly exceed the eight inch  
10 diameter, which have been felled today on the western,  
11 southwestern area of the property. I know where it is  
12 because the surveyor has marked the property at the  
13 edge, which I can see from my front doorstep. So I can  
14 see roughly where the trees are falling and I would ask  
15 that this be looked into regarding the number of trees.  
16 And as well, I understand there's currently no plan for  
17 replacing trees or any other landscaping for the  
18 property and we would request that at a minimum  
19 additional barriers and trees be placed back in the area  
20 that separates especially the parking area and the  
21 soccer park from the Asbury Park community.

22 MR. PEHRSON: Thank you. Appreciate it.  
23 Anyone else? Come up to the podium, please.

24 MS. MURTHA: Hi. My name is Cara Murtha.  
25 I live at 26223 Mandalay Circle, and my question was

1 kind of on the hours of use. I think you said dawn to  
2 dusk for the soccer fields. We bought into this  
3 community for the nature preserve and to hear the birds  
4 and to be quiet and peaceful, and I think I'm just a  
5 little concerned that it's going to become rowdy and a  
6 little raucous early in the morning and into evening  
7 hours, which are really the only hours we're there to  
8 enjoy it because we all have to work to afford these  
9 homes that we live in and to pay taxes. So can someone  
10 answer kind of the hours?

11 MR. PEHRSON: It's been asked and  
12 answered, and we'll pass your recommendations. It's  
13 dawn to dusk right now.

14 MS. MURTHA: So dawn is like 7:00 a.m.,  
15 8:00 a.m.?

16 MR. PEHRSON: That will be addressed when  
17 the City goes through and actually writes an agreement,  
18 if this goes forward, with the Suburban Showcase.

19 MS. MURTHA: Okay.

20 MR. PEHRSON: Thanks. Yes, ma'am.

21 MS. WORDEN: Hi. My name is Akika  
22 Warden. I live on 26285 Mandalay Circle. And on last  
23 Friday, it was just last Friday, we received the flier  
24 about this thing so it was less than a week notice and  
25 we came to talk to Ms. Sri. She explained about the



1 soccer field and it's for children and it's being used  
2 morning to dusk, we already know, but still I was object  
3 to this plan because of the wetland being destructed.  
4 But today I just heard the parking somehow was going to  
5 be built right side of the wetland would be used  
6 overnight by the people, maybe exhibitors staying there  
7 with champion car. And I just can't believe because  
8 during the winter when trees lose leaves we can see  
9 through quite far. That means we going to see all those  
10 cars parked and God knows, I mean, during the night  
11 somebody is basically living there. How do you think  
12 the people with the backyard and for us from the front  
13 yard we have a chance to see this champion type car  
14 sitting and people are living there. And when I heard  
15 that, sorry, but I'm now 200 percent object to this  
16 project unless some consideration be made and some big  
17 change will be made so that parking is not closer to our  
18 property. Why can't it be on the side of the Grand  
19 River? And the green path of the children soccer field  
20 we are fine with it closer to us, by why parking is all  
21 the way in the back? And even maybe not used by those  
22 exhibitors, if anybody can come in during the night when  
23 it's dark, meaning anybody can come in and park and do  
24 something in the parking lot which backing up to us. So  
25 I really hope that you all give some consideration to

1 our situation.

2 MR. PEHRSON: Thank you. Anyone else?

3 Barb, for the record, if you  
4 take the input, and I think Mr. Bowman heard that as  
5 well, as we go forward with considerations and  
6 discussions for those kinds of items that again were  
7 approved by the Planning Commission?

8 MS. McBETH: Yes, we will.

9 MR. PEHRSON: Thank you. Appreciate  
10 that. Close the audience participation and look for a  
11 motion to adjourn.

12 MR. LYNCH: Motion to adjourn.

13 MR. BARATTA: I second.

14 MR. PEHRSON: All those in favor?

15 PLANNING COMMISSION: Aye.

16 MR. PEHRSON: Anyone opposed? Thank you.

17 (The Meeting was concluded  
18 at 8:00 p.m.)

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C E R T I F I C A T E

I, Glenn Miller, do hereby certify that I have recorded stenographically the proceedings had and in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of fifty-one (51) typewritten pages, is a true and correct transcript of my said stenograph notes.

*Glenn Miller*

Glenn Miller

Certified Shorthand Reporter

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(Date)