



SUBJECT: Final Approval of Zoning Ordinance Text Amendment 18.291 to establish the Pavilion Shore Village Zoning District, for consideration to rezone 1.61 acres of property at the intersection of Old Novi Road and Thirteen Mile Road from B-3 General Business to PSV Pavilion Shore Village. **SECOND READING**

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT, PLANNING

BACKGROUND INFORMATION:

The City of Novi 2016 Master Plan Update included recommendations for redevelopment of three sites within the City that were considered vacant or under-utilized given their location, unique features and size. One of the sites identified was named Pavilion Shore Village, due its proximity to the City's Pavilion Shore Park to the north. The area is located south of Thirteen Mile Road and extends southward along Old Novi Road. Staff, with feedback from community members and the Planning Commission, has developed the draft Pavilion Shore Village Zoning District text in response to the Master Plan recommendation for this area.

The relatively small area identified as Pavilion Shore Village in the Master Plan is approximately 6.02 acres. Of that area, approximately 3.15 acres was approved by the Planning Commission and City Council for rezoning and redevelopment using a Planned Rezoning Overlay (PRO) option. The terms of the PRO agreement specify that 20 single family detached homes can be developed, and provides specific conditions for development. This development, known as Lakeview, is shown on the area map as *Lakeview Properties*. Construction of that development is underway, with 15 of the home sites having approved or submitted plot plans.

A public workshop was held in August 2018 at the Pavilion Shore Park pavilion to engage community members in the planning process for Pavilion Shore Village. Many of the participants wanted to see single-family detached housing (in the residential areas) and specialty food and beverage stores in the commercial areas. Restaurants with outdoor seating and sporting goods/recreation equipment retail or rental establishments were also frequently mentioned. A full summary of the community workshop is included in your packet. Many of the themes emphasized at the workshop were also heard during the Lakeview PRO process.

The Planning Commission's Implementation Committee reviewed the draft text developed by staff in May 2021. Based on compelling comments from community members Mr. and Mrs. Duchesneau at the initial Planning Commission meeting, Staff prepared an **Option B** for the text amendment for the Implementation Committee to consider. With Lakeview currently under development, the six remaining residential parcels either have existing homes or can be developed under the requirements of the R-4 District as currently zoned and configured. The Option B text amendment would therefore remove all residential uses except live/work units, and is intended to limit the new zoning district to the 1.61 acres of commercial properties that are currently zoned B-3. Members of

the Implementation Committee preferred this option and also suggested off-street parking be included as a stand-alone use given the area lacks sufficient parking to support nearby businesses and the park. The new standards for the PSV district are more tailored to the configuration of the currently vacant parcels, which will hopefully encourage development.

Staff has reached out to the affected property owners within the proposed district, first with a letter explaining the intent of the new district and a copy of the draft text amendment. We have spoken with three of the four property owners in the area to be rezoned, and each have been supportive of the proposed changes. We have assured each that the existing businesses will be allowed to continue operating in the proposed district. There was also support for additional parking to accommodate visitors to both the park and businesses. They were hopeful the changes proposed would encourage new development and additional parking on the underutilized parcels. Affected and nearby property owners were also notified of the public hearing, and signage was posted.

The Planning Commission considered the proposed ordinance amendment at a public hearing held at its September 22nd meeting, and forwarded **a favorable recommendation to the City Council to adopt the Pavilion Shore Village Zoning District.** There was discussion of a proposal to include food trucks as a permitted use in the new district, however it was determined that food trucks are permitted in the City as a temporary use currently, and would therefore not need to be listed as a specific use in the district at this time. The Planning Commission also recommended approval of the rezoning from B-3 to PSV for the subject properties.

The proposed ordinance amendment, as recommended by the Planning Commission, would allow a subset of the uses that are currently allowed in the B-3 District. The B-3 District uses and development standards are included in the packet for comparison. Some of the more intensive uses that are not appropriate for these small lots surrounded by residential uses, such as fueling stations, car washes, car dealerships, and drive-through fast food restaurants would not be permitted in the new district. The PSV district would instead allow Restaurants (sit-down, fast food carryout, or fast food sit down), retail business uses (such as specialty food stores, recreational retail or sporting goods stores), retail business service uses (such as pet grooming, bicycle rental and repair, personal service establishments), live/work units, off-street parking lots, and similar uses as determined by the Planning Commission. Veterinary hospitals or clinics would still be permitted as a special land use. Building setbacks would be reduced to allow buildings to be located closer to the sidewalks, with parking encouraged to be located behind the buildings. The maximum building height of 30 feet is the same as in the B-3 district. The required conditions for the PSV district include ground floor transparency standards and streetscape amenities to enhance the pedestrian environment.

Based on comments from City Council at the first reading for the text amendment, the proposed text was amended to include additional evergreen landscape buffers if buildings exceeding 1-story are proposed, as well as Planning Commission determination that all efforts are considered to minimize the view to the residences. It now reads:

Where a building exceeding 1 story is proposed in the PSV District, evergreen trees shall be installed near any property line abutting a lot with a single-family home to provide a buffer of sufficient height to protect the privacy of the adjacent residence.

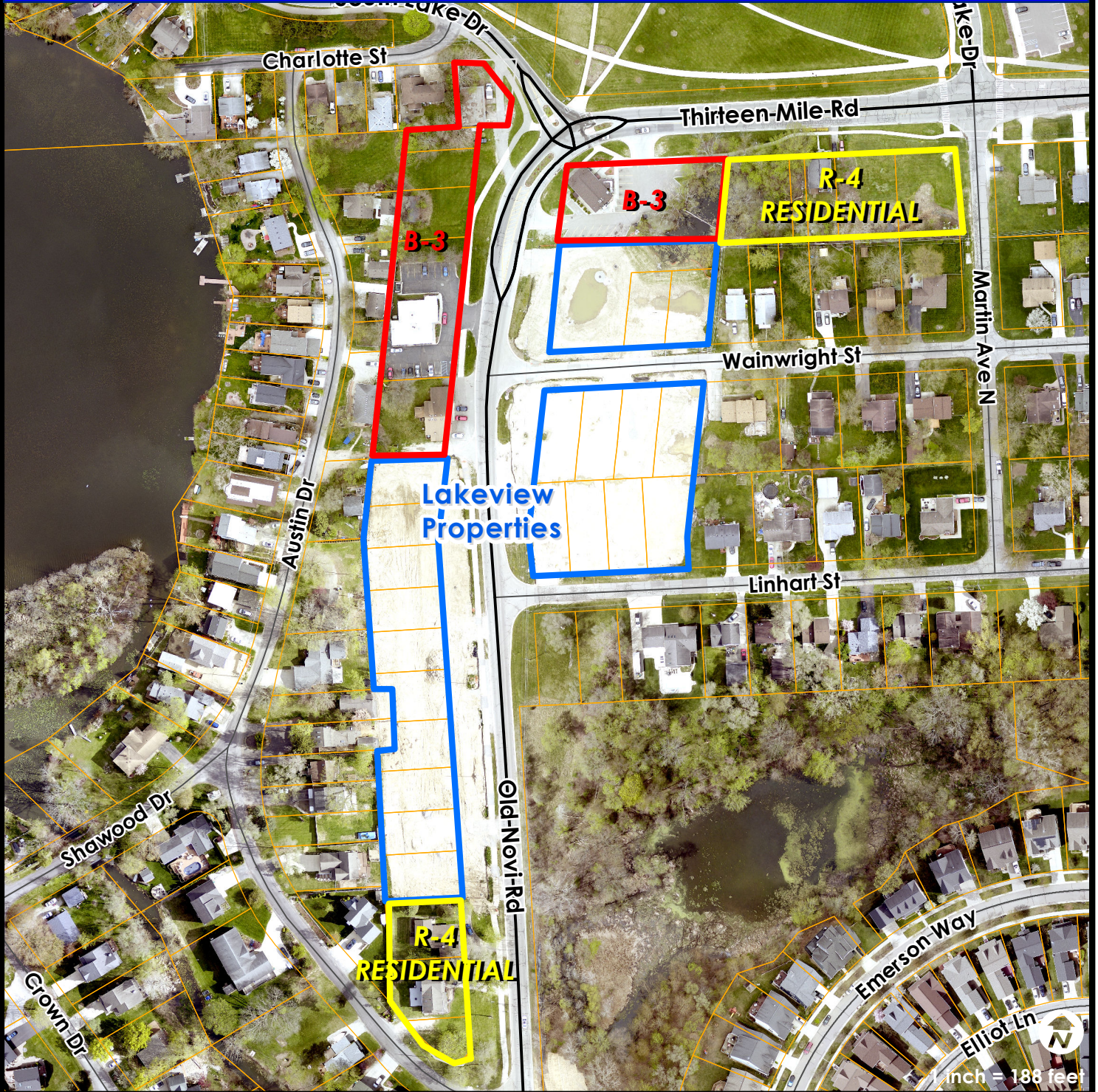
Additionally, the text also states:

For any proposed non-residential uses abutting existing residential uses, the Planning Commission shall make a determination that the proposed landscaping, screening and/or building design will provide sufficient screening of the view from any proposed upper story onto any adjacent existing one-story residences.

RECOMMENDED ACTION: Final Approval of Zoning Ordinance Text Amendment 18.291 to establish the Pavilion Shore Village Zoning District, for consideration to rezone 1.61 acres of property at the intersection of Old Novi Road and Thirteen Mile Road from B-3 General Business to PSV Pavilion Shore Village. **SECOND READING**

MAPS

PAVILION SHORE VILLAGE AREA

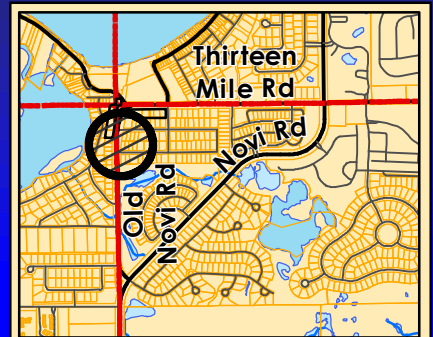


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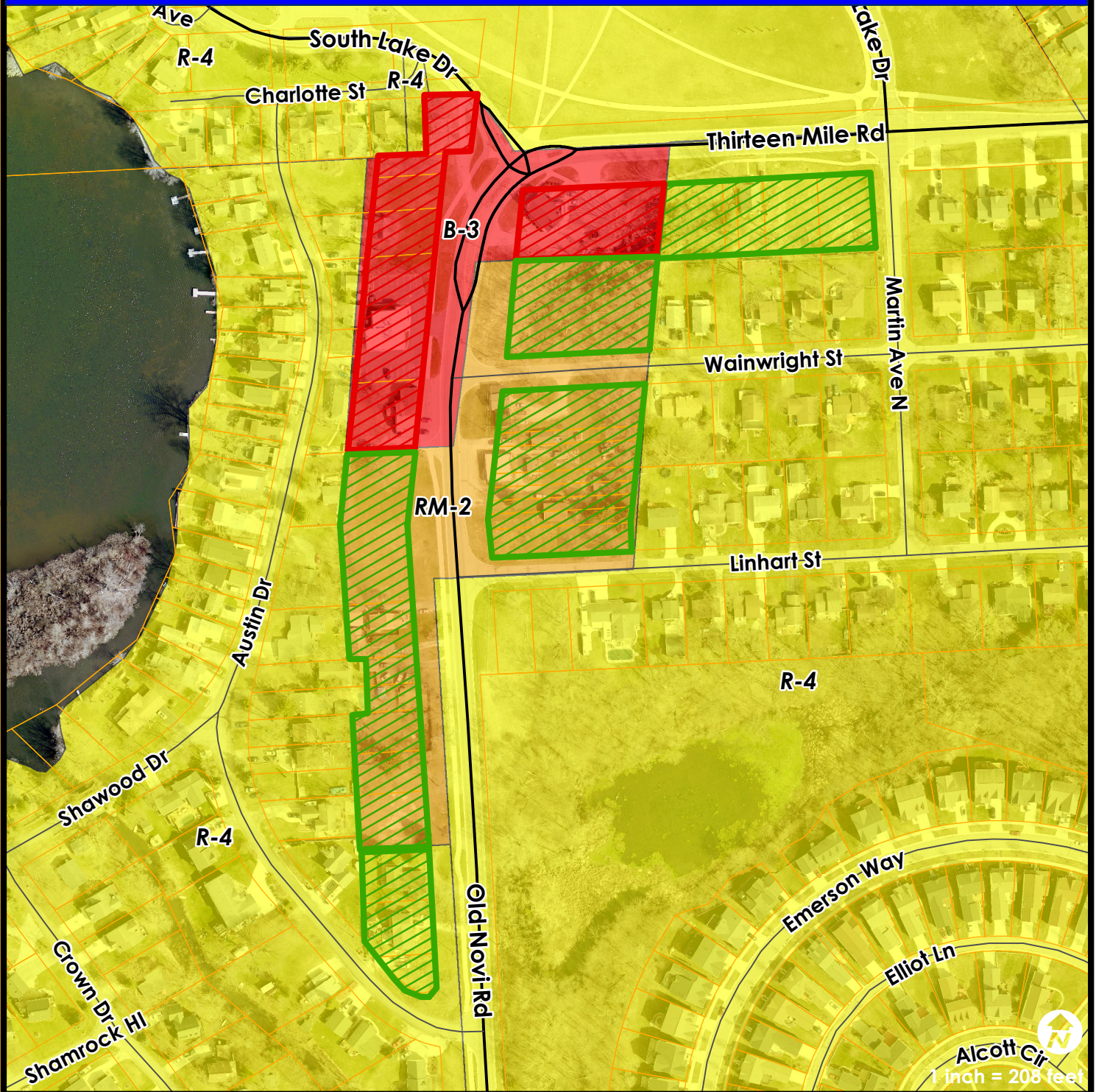
MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



Map Author: Lindsay Bell
 Date: April 2021
 Project: PAV SHORE VILLAGE
 Version #: 1

PAVILION SHORE VILLAGE: Current Zoning

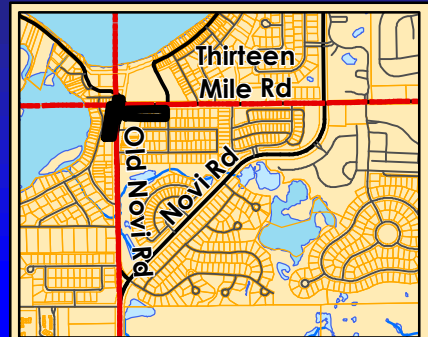


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Map Author: Lindsay Bell
 Date: 8/12/19
 Project: PAV SHORE VILLAGE
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PAVILION SHORE VILLAGE AREA OPTION B

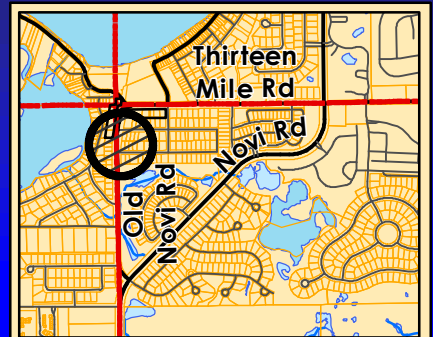


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Map Author: Lindsay Bell
Date: April 2021
Project: PAV SHORE VILLAGE
Version #: 1

**DRAFT ORDINANCE AMENDMENT
STRIKE-THROUGH VERSION**

**STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI**

ORDINANCE NO. 18.291

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, THE CITY OF NOVI ZONING ORDINANCE, AS AMENDED, AT ARTICLE 3.0 ZONING DISTRICTS, ADD SECTION 3.1.29 TO ESTABLISH THE PSV – PAVILION SHORE VILLAGE DISTRICT, AND SECTION 3.32 PAVILION SHORE VILLAGE REQUIRED CONDITIONS, RENUMBERING GENERAL EXCEPTIONS TO SECTION 3.33, AND TO AMEND ARTICLE 4.0 USE STANDARDS, SECTION 4.31 VETERINARY HOSPITALS AND CLINICS AND SECTION 4.71 LIVE/WORK UNITS. ALL BEING DONE TO ADD REQUIREMENTS FOR THE PSV, PAVILION SHORE VILLAGE DISTRICT.

THE CITY OF NOVI ORDAINS:

Part I.

That the City of Novi Zoning Ordinance, as amended, Article 3.0, Zoning Districts, Section 3.1 Districts Established, is hereby amended to add a new district as number 29 PSV Pavilion Shore Village District.

Part II.

That the City of Novi Zoning Ordinance, as amended, Article 3.0, Zoning Districts, Section 3.1 Districts Established, is hereby amended to add section 3.1.29 as follows:

3.1.29 PSV Pavilion Shore Village District

A. Intent

The Pavilion Shore Village District is established to implement the vision and goals of the City of Novi 2016 Master Plan and specifically address the vision of the Pavilion Shore Village area. The development standards are described to ensure that new development complements the existing community character, promotes walkability, and enhances the overall quality of life in the neighborhood. Small-scale business types that can be supported by the surrounding residents and visitors to the area are encouraged in the areas designated PSV. Uses that would not be compatible with existing land use and community character of the surrounding areas are prohibited.

B. Principal Permitted Uses

- i. Restaurants: Sit-down, Fast Food Carryout or Fast-Food Sit-Down
- ii. Retail Business Uses (Such as specialty food stores, recreational retail or sporting goods stores)

- iii. Retail Business Service Uses (Such as Pet Grooming, Bicycle Rental and Repair, and Personal Service Establishments)
- iv. Live/work units
- v. Off-street parking lot
- vi. Uses similar to those listed above, as determined by the Planning Commission
- vii. Accessory Structures and Uses (4.19)

C. Special Land Uses

- i. Veterinary Hospitals or Clinics

D. PSV- Development Standards

Lot Size

Minimum lot area: See Section 3.6.2.D

Minimum lot width: See Section 3.6.2.D

Lot Coverage

Maximum lot coverage: See Section 3.6.2.D

Setbacks

Minimum front yard setback: 0 ft

Maximum front yard setback: 20 ft

Minimum rear yard setback: 25 ft

Minimum side yard setback: 10 ft

Building Height

Maximum building height: 30 ft

Parking Setbacks

Front yard setback: Front yard parking is not permitted

Rear yard setback: 10 ft

Side yard setback: 10 ft

Part III.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, is amended to add a new Section 3.32, Pavilion Shore Village Required Conditions, as follows in its entirety:

Section 3.32 Pavilion Shore Village Required Conditions

- A. Landscaping Standards.

1. Screening shall be provided as a buffer between commercial and residential uses with an opaque fence or masonry wall six (6) feet in height along all property lines abutting a single-family residential district;
2. Where a building exceeding 1 story is proposed in the PSV District, evergreen trees shall be installed near any property line abutting a lot with a single-family home to provide a buffer of sufficient height to protect the privacy of the adjacent residence.
3. Landscaping along the right-of-way and screening for parking lots shall conform to the standards in the table below:

Right-of-Way Buffers	Minimum Standards			
	<u>Greenbelt width</u>	<u>Wall</u>	<u>Greenbelt Trees</u>	<u>Canopy Street Trees**</u>
<u>Adj to parking</u>	<u>10 feet</u>	<u>3 ft masonry wall with landscaping in front</u>	<u>1 subcanopy tree per 25 lf</u>	<u>1 per 20 lf</u>
<u>Not adj to parking</u>	<u>5 feet*</u>	<u>None</u>	<u>1 subcanopy tree per 25 lf</u>	<u>1 per 35 lf</u>

* Not required where building setback is 0 feet

** Use subcanopy trees where overhead wires exist in right-of-way.

B. The following conditions shall apply to all uses in the area designated as Pavilion Shore Village district, as shown on the Zoning Map:

1. Off-Street Parking Standards
 - a. Side yard parking adjacent to a front yard shall be setback from the front building facade line by a minimum of five (5) feet, or if no building 5 feet from the Right of Way.
 - b. Rear yard parking adjacent to residential zoning shall be set back 10 feet from the shared property line.
 - c. Shared Parking is encouraged and subject to approval by the Planning Commission as described in Section 5.2.7.
 - d. Other off-street parking standards and possible reductions shall follow the standards set forth in Section 5.2 Off-Street Parking Requirements.
2. Ground Floor Transparency Standards.
 - a. Transparency is defined as clear and non-reflecting glass or other clear material that provides unobstructed views into the building interior.
 - b. At least 60 percent of the building façade between 3 and 8 feet elevation height along the primary street frontage shall be transparent in order to engage pedestrians with goods and services being offered, as well as to enhance the overall aesthetics of the street.
3. Streetscape Amenities: The use of decorative, pedestrian-scale parking lot lighting, public pathways, bicycle racks, and similar site features shall be an integral part of any site plan in the PSV district. Amenities along Old Novi Road or 13 Mile Road shall

include landscape plantings, seating and other such features that reflect a consistent theme and shall take into consideration the surrounding neighborhood. All such amenities shall be privately maintained and shall be available for public use and enjoyment.

4. Uncovered roof seating areas and general outdoor dining and seating (in accordance with Section 4.84 Outdoor Restaurants) for a restaurant or specialty food store, may be permitted upon a demonstration by the applicant and Planning Commission finding that such seating would not jeopardize public safety and/or privacy of adjoining uses and would not result in any other adverse consequences to the surrounding area, and, particularly, adverse consequences to residential uses.
5. All businesses, services or processing, except for off-street parking or loading and, where permitted, outside dining, shall be conducted within a completely enclosed building. Loading and unloading shall take place in the rear yard or side yard. A designated area of not less than 200 square feet shall be dedicated for loading and unloading purposes. Loading and unloading requirements may be waived by the approving body with a finding that the applicant has provided sufficient justification that the loading and unloading area is unnecessary for their particular business or services.
6. For any proposed non-residential uses abutting existing residential uses, the Planning Commission shall make a determination that the proposed landscaping, screening and/or building design will provide sufficient screening of the view from any proposed upper story onto any adjacent existing one-story residences.
7. The outdoor storage of goods or materials shall be prohibited.
8. All site plans shall be submitted and reviewed according to Section 6.1.

Part IV.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, is amended to renumber Section 3.32, General Exceptions to Section 3.33.

Part V.

That the City of Novi Zoning Ordinance, as amended, Article 4, Use Standards, Section 4.31 Veterinary Hospitals or Clinics, is amended to read as follows:

4.31 VETERINARY HOSPITALS OR CLINICS

Veterinary hospitals or clinics are permitted as a special land use in the B-2, B-3, NCC, PSV, TC, and TC-1 districts. They are also a special land use in the I-I and EXPO districts when the I-1 and EXPO districts are abutting residential districts. In the I-1 and EXPO districts, when not abutting a residential district, and in the I-2 district they are a permitted use. In all districts they are subject to the following:

1. In the B-2, B-3, NCC, PSV, TC, TC-1, I-1, I-2 and EXPO districts:
 - A. All activities must be conducted within a totally enclosed building
 - B. All buildings must be set back at least two hundred (200) feet from abutting residential districts on the same side of the street.

2. In the B-2, B-3 NCC, PSV, TC, TC-1 and I-1 (when the I-1 district is abutting residential) districts a noise impact statement is required subject to the standards of Section 5.14.10.B.

Part VI.

That the City of Novi Zoning Ordinance, as amended, Article 4, Use Standards, Section 4.71 Live/Work Units, is amended to read as follows:

4.71 LIVE/WORK UNITS

~~In the PSLR district, d-D~~wellling units providing for living and working areas are permitted as a special land use in the PSLR district and as a principle permitted use in the PSV district, subject to the following restrictions:

1. Units must contain at least one (1) bedroom, one (1) bathroom, and kitchen facilities;
2. Minimum floor area per live/work unit shall be seven-hundred fifty (750) square feet in the PSLR district, and one thousand (1000) square feet in the PSV district.
3. In addition to residential uses the following uses shall be permitted:
 - A. Photography, art, craft, music and similar studios.
 - B. Professional offices of architects, engineers, lawyers, accountants ~~of or~~ other similar professionals.
4. Employees shall be limited to residents of the live/work unit and up to two (2) additional employees.
5. Maximum six and one-half (6.5) dwelling units per net acre in the PSLR district.

PART VII. Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART VIII. Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IX. Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART X. Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ____ DAY OF _____, 2021.

ROBERT J. GATT, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

**DRAFT ORDINANCE AMENDMENT
CLEAN VERSION**

**STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI**

ORDINANCE NO. 18.291

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, THE CITY OF NOVI ZONING ORDINANCE, AS AMENDED, AT ARTICLE 3.0 ZONING DISTRICTS, ADD SECTION 3.1.29 TO ESTABLISH THE PSV – PAVILION SHORE VILLAGE DISTRICT, AND SECTION 3.32 PAVILION SHORE VILLAGE REQUIRED CONDITIONS, RENUMBERING GENERAL EXCEPTIONS TO SECTION 3.33, AND TO AMEND ARTICLE 4.0 USE STANDARDS, SECTION 4.31 VETERINARY HOSPITALS AND CLINICS AND SECTION 4.71 LIVE/WORK UNITS. ALL BEING DONE TO ADD REQUIREMENTS FOR THE PSV, PAVILION SHORE VILLAGE DISTRICT.

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3.1.29 PSV Pavilion Shore Village District

A. Intent

The Pavilion Shore Village District is established to implement the vision and goals of the City of Novi 2016 Master Plan and specifically address the vision of the Pavilion Shore Village area. The development standards are described to ensure that new development complements the existing community character, promotes walkability, and enhances the overall quality of life in the neighborhood. Small-scale business types that can be supported by the surrounding residents and visitors to the area are encouraged in the areas designated PSV. Uses that would not be compatible with existing land use and community character of the surrounding areas are prohibited.

B. Principal Permitted Uses

- i. Restaurants: Sit-down, Fast Food Carryout or Fast-Food Sit-Down
- ii. Retail Business Uses (Such as specialty food stores, recreational retail, or sporting goods stores)

- iii. Retail Business Service Uses (Such as Pet Grooming, Bicycle Rental and Repair, and Personal Service Establishments)
- iv. Live/work units
- v. Off-street parking lot
- vi. Uses similar to those listed above, as determined by the Planning Commission
- vii. Accessory Structures and Uses (4.19)

C. Special Land Uses

- i. Veterinary Hospitals or Clinics

D. PSV- Development Standards

Lot Size

Minimum lot area: See Section 3.6.2.D

Minimum lot width: See Section 3.6.2.D

Lot Coverage

Maximum lot coverage: See Section 3.6.2.D

Setbacks

Minimum front yard setback: 0 ft

Maximum front yard setback: 20 ft

Minimum rear yard setback: 25 ft

Minimum side yard setback: 10 ft

Building Height

Maximum building height: 30 ft

Parking Setbacks

Front yard setback: Front yard parking is not permitted

Rear yard setback: 10 ft

Side yard setback: 10 ft

Part III.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, is amended to add a new Section 3.32, Pavilion Shore Village Required Conditions, as follows in its entirety:

Section 3.32 Pavilion Shore Village Required Conditions

- A. Landscaping Standards.

1. Screening shall be provided as a buffer between commercial and residential uses with an opaque fence or masonry wall six (6) feet in height along all property lines abutting a single-family residential district;
2. Where a building exceeding 1 story is proposed in the PSV District, evergreen trees shall be installed near any property line abutting a lot with a single-family home to provide a buffer of sufficient height to protect the privacy of the adjacent residence.
3. Landscaping along the right-of-way and screening for parking lots shall conform to the standards in the table below:

Right-of-Way Buffers	Minimum Standards			
	Greenbelt width	Wall	Greenbelt Trees	Canopy Street Trees**
Adj to parking	10 feet	3 ft masonry wall with landscaping in front	1 subcanopy tree per 25 lf	1 per 25 lf
Not adj to parking	5 feet*	None	1 subcanopy tree per 25 lf	1 per 35 lf

* Not required where building setback is 0 feet

** Use subcanopy trees where overhead wires exist in right-of-way.

B. The following conditions shall apply to all uses in the area designated as Pavilion Shore Village district, as shown on the Zoning Map:

1. Off-Street Parking Standards
 - a. Side yard parking adjacent to a front yard shall be setback from the front building facade line by a minimum of five (5) feet, or if no building 5 feet from the Right of Way.
 - b. Rear yard parking adjacent to residential zoning shall be set back 10 feet from the shared property line.
 - c. Shared Parking is encouraged and subject to approval by the Planning Commission as described in Section 5.2.7.
 - d. Other off-street parking standards and possible reductions shall follow the standards set forth in Section 5.2 Off-Street Parking Requirements.
2. Ground Floor Transparency Standards.
 - a. Transparency is defined as clear and non-reflecting glass or other clear material that provides unobstructed views into the building interior.
 - b. At least 60 percent of the building façade between 3 and 8 feet elevation height along the primary street frontage shall be transparent in order to engage pedestrians with goods and services being offered, as well as to enhance the overall aesthetics of the street.
3. Streetscape Amenities: The use of decorative, pedestrian-scale parking lot lighting, public pathways, bicycle racks, and similar site features shall be an integral part of any site plan in the PSV district. Amenities along Old Novi Road or 13 Mile Road shall

include landscape plantings, seating and other such features that reflect a consistent theme and shall take into consideration the surrounding neighborhood. All such amenities shall be privately maintained and shall be available for public use and enjoyment.

4. Uncovered roof seating areas and general outdoor dining and seating (in accordance with Section 4.84 Outdoor Restaurants) for a restaurant or specialty food store, may be permitted upon a demonstration by the applicant and Planning Commission finding that such seating would not jeopardize public safety and/or privacy of adjoining uses and would not result in any other adverse consequences to the surrounding area, and, particularly, adverse consequences to residential uses.
5. All businesses, services or processing, except for off-street parking or loading and, where permitted, outside dining, shall be conducted within a completely enclosed building. Loading and unloading shall take place in the rear yard or side yard. A designated area of not less than 200 square feet shall be dedicated for loading and unloading purposes. Loading and unloading requirements may be waived by the approving body with a finding that the applicant has provided sufficient justification that the loading and unloading area is unnecessary for their particular business or services.
6. For any proposed non-residential uses abutting existing residential uses, the Planning Commission shall make a determination that the proposed landscaping, screening and/or building design will provide sufficient screening of the view from any proposed upper story onto any adjacent existing one-story residences.
7. The outdoor storage of goods or materials shall be prohibited.
8. All site plans shall be submitted and reviewed according to Section 6.1.

Part IV.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, is amended to renumber Section 3.32, General Exceptions to Section 3.33.

Part V.

That the City of Novi Zoning Ordinance, as amended, Article 4, Use Standards, Section 4.31 Veterinary Hospitals or Clinics, is amended to read as follows:

4.31 VETERINARY HOSPITALS OR CLINICS

Veterinary hospitals or clinics are permitted as a special land use in the B-2, B-3, NCC, PSV, TC, and TC-1 districts. They are also a special land use in the I-I and EXPO districts when the I-1 and EXPO districts are abutting residential districts. In the I-1 and EXPO districts, when not abutting a residential district, and in the I-2 district they are a permitted use. In all districts they are subject to the following:

1. In the B-2, B-3, NCC, PSV, TC, TC-1, I-1, I-2 and EXPO districts:
 - A. All activities must be conducted within a totally enclosed building
 - B. All buildings must be set back at least two hundred (200) feet from abutting residential districts on the same side of the street.

2. In the B-2, B-3 NCC, PSV, TC, TC-1, and I-1 (when the I-1 district is abutting residential) districts a noise impact statement is required subject to the standards of Section 5.14.10.B.

Part VI.

That the City of Novi Zoning Ordinance, as amended, Article 4, Use Standards, Section 4.71 Live/Work Units, is amended to read as follows:

4.71 LIVE/WORK UNITS

Dwelling units providing for living and working areas are permitted as a special land use in the PSLR district and as a principle permitted use in the PSV district, subject to the following restrictions:

1. Units must contain at least one (1) bedroom, one (1) bathroom, and kitchen facilities;
2. Minimum floor area per live/work unit shall be seven-hundred fifty (750) square feet in the PSLR district, and one thousand (1000) square feet in the PSV district.
3. In addition to residential uses the following uses shall be permitted:
 - A. Photography, art, craft, music and similar studios.
 - B. Professional offices of architects, engineers, lawyers, accountants, or other similar professionals.
4. Employees shall be limited to residents of the live/work unit and up to two (2) additional employees.
5. Maximum six and one-half (6.5) dwelling units per net acre in the PSLR district.

PART VII. Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART VIII. Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IX. Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART X. Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ____ DAY OF _____, 2021.

ROBERT J. GATT, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

PUBLIC WORKSHOP SUMMARY

PAVILION SHORE VILLAGE AREA

PUBLIC WORKSHOP SUMMARY

AUGUST 23, 2018

PROJECT BACKGROUND

In July, 2017, the City of Novi Planning Commission adopted the 2016 Master Plan. The Master Plan included visions for key redevelopment areas in the City of Novi, including the Pavilion Shore Village, a relatively small focus area along Old Novi Road and Thirteen Mile Road, located just south of Walled Lake. The subject area is currently zoned R-4 One-Family Residential and B-3 General Business that generally allows for single-family residential and for smaller scale commercial uses.

The 2016 Master Plan indicates the following about Pavilion Shore Village: "With the adjacency of the park and Walled Lake, this land use designation directs growth toward active adults with moderate density housing concentrations that are walkable and have a range of services. Development should face the park, where possible, to enhance the visibility and competitiveness of the commercial uses and desirability of the residential dwellings. Two to three story buildings of high quality design and materials are envisioned. Seasonal and year-round outdoor restaurant-entertainment is appropriate."

In order to implement this vision, a Zoning Ordinance text amendment is needed to establish standards that define proposed uses and development standards for the Pavilion Shore Village. In July, 2018, the City of Novi hired a Planning Consultant, MKSK, to assist with studying this area further, engaging the community, and crafting Zoning Ordinance language to implement the vision and goals of the City of Novi and the surrounding community.

PURPOSE OF THE MEETING

An open public workshop was held on August 23, 2018 at Pavilion Shore Park with the beautiful backdrop of Walled Lake. Fifty-seven people attended the meeting to learn more about the project and voice their concerns and ideas about appropriate residential and commercial uses for Pavilion Shore Village, as well as important design considerations (i.e. streetscaping, landscaping, location of buildings and parking on site, etc.). The input received from the workshop will help determine the priorities of the surrounding community that will then be used to craft the Zoning Ordinance text amendment for Pavilion Shore Village. This text amendment will prescribe standards for future development in the area that considers the existing character of the neighborhood, while also determining what types of improvements are appropriate.



Pavilion Shore Village Site Map



Residents gathered on August 23, 2018 to discuss Pavilion Shore Village

PAVILION SHORE VILLAGE AREA

PUBLIC WORKSHOP SUMMARY

AUGUST 23, 2018



Participants mapping out their ideas

MEETING AGENDA

As residents and stakeholders arrived at the meeting, they were informed about the purpose of the project and shown the general site area. Aerial maps of the site and surrounding neighborhood were laid out and residents were encouraged to write down where they saw potential opportunities for redevelopment and noted areas of concern. Each person was given 8 dot stickers to vote on the various interactive design boards, which included topics related to types of housing, types of commercial uses, types of streetscaping/landscaping elements, and types of building and site design elements.



Residents learning about Pavilion Shore Village



57 people attended the Public Workshop

DESIGN BOARDS AND VOTING

Participants were given dot stickers to vote on the various interactive design boards. Top priorities across all of the categories included:

- Participants overwhelmingly wanted to see single-family detached housing in their neighborhood designed in a cottage-court type style with front porches.
- There is a strong desire to see a specialty food and beverage store (such as an ice cream parlor or sandwich shop) in this area as well as another restaurant and/or bar.
- Residents indicated they want to see plenty of trees, landscaping, and sidewalks installed to improve the overall look and feel of the neighborhood.
- Site elements that were listed as top priorities include outdoor seating for food and entertainment as well as consistent business signage in the area.



One of the boards where dot stickers were placed by participants to vote for use and design priorities in the neighborhood

PAVILION SHORE VILLAGE AREA

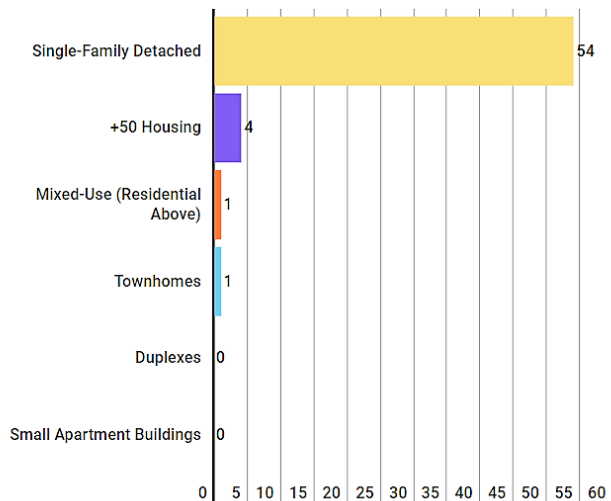
PUBLIC WORKSHOP SUMMARY

AUGUST 23, 2018

DESIGN BOARDS AND VOTING

Below is a summary of the voting results for each interactive design board:

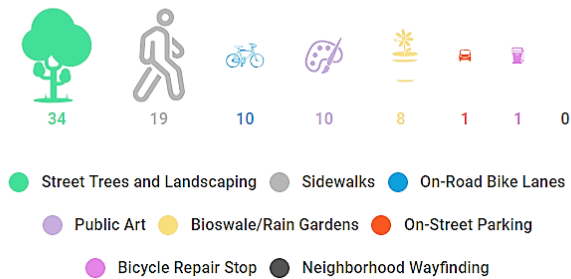
Types of Residential Uses Envisioned



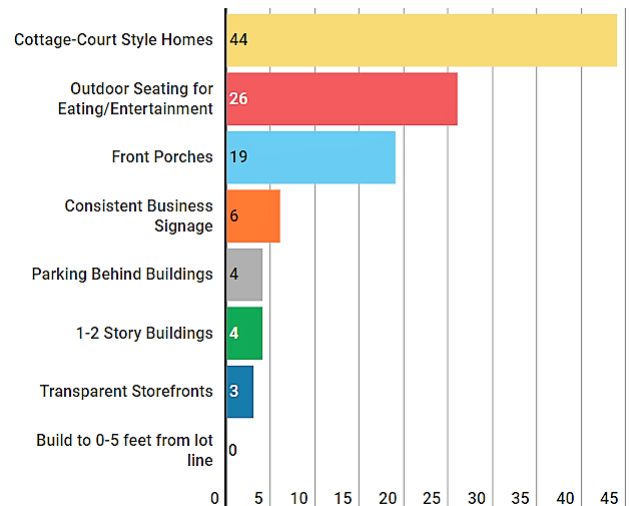
Types of Commercial Uses Envisioned



Types of Building and Site Design Elements Envisioned



Elements Envisioned



OTHER COMMENTS FROM THE DESIGN BOARDS

- Put residential above park-oriented storefronts (mixed-use)
- "Over 50 years-old" residential community
- As a benefit to City, add playscape (tot lot) like Sears at 12 Oaks Mall to the Pavilion Shore Park
- Add a Splash Pad to Pavilion Shore Park
- "You Auto Know" sign re: Indian history on Walled Lake

PAVILION SHORE VILLAGE AREA

PUBLIC WORKSHOP SUMMARY

AUGUST 23, 2018

MAPPED AND GENERAL COMMENTS

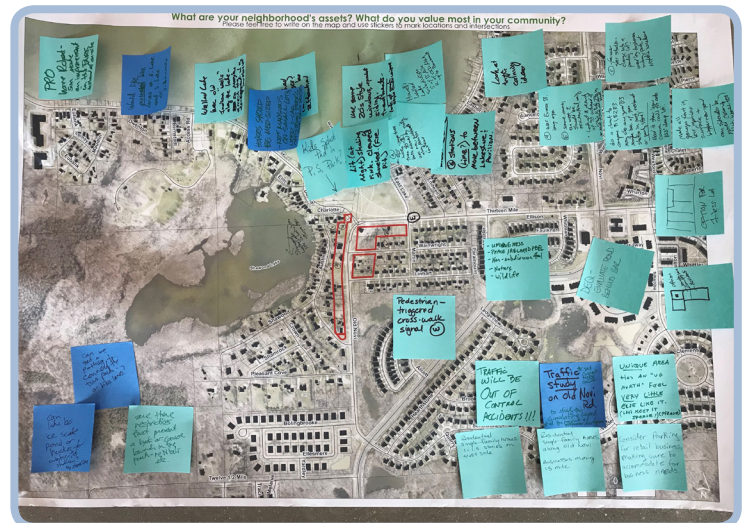
The collection of comments made on the maps and on the comments cards was evaluated and summarized into several different categories:

Pavilion Shore Park Improvements

- Have Robertson make an improvement in the park instead of on-site
- Need splash pad in Pavilion Shore Park
- Light the park at night and consider making the lake into a skating rink in the winter. Create a fire pit along the water.
- Can lake be ice skate pond or hockey for winter by shoreline?
- Can we get a pathway to connect the two parks or bike lanes?
- Are there restrictions that prevent a kayak or canoe launch in the park that includes rentals?
- Need access into Walled Lake
- Build an island and put in a concert shell on Walled Lake (music from the 20's-60's)
- Reorient the park sign at Pavilion Shore Park from East Lake Drive closer to the intersection of 13 mile and Old Novi. Also install Wifi in the Pavilion.

Parking

- The former gas station on the corner of Old Novi and 13 mile – could this be changed into a parking lot that could be used by businesses during the day and by the park in the evenings? Make a public parking lot.
- Consider parking for retail businesses and making sure to accommodate for business needs
- Not enough parking at the local bar. Support on-street parking along the east side of Old Novi Road (not the west side).
- Opportunity for a small public parking lot along 13 Mile Road and Martin.



One of the maps from the meeting where residents wrote down their ideas and concerns

Traffic

- A traffic study should absolutely be preformed. The road should be widened.
- How will any resident get from South Lake Dr. into Novi?
- We need to keep all of this traffic off our roads . We have strangers walking and driving 3 feet from the house and some drivers are too fast.
- Need a traffic study for Old Novi and 13 mile – can these roads accommodate new development in addition to other new developments coming in?
- Traffic will be out of control/accidents
- Traffic study on Old Novi Road (get current traffic counts) to study the cumulative impact of all the recent and proposed developments
- Look at traffic calming ideas

PAVILION SHORE VILLAGE AREA

PUBLIC WORKSHOP SUMMARY

AUGUST 23, 2018

Residential

- Would like to see the city stick to the 10,000 sq ft lot size. The drainage in this area is not very good as it is. We don't need to cover anymore than is necessary. This seems to be more about money than anything else, not about the area or the people.
- Single-family homes that are one to two-story would be keeping in the right direction. Staying proportionate to the lot size for each home is important. Making improvements to our city should make it more pleasing to the eye. Overdeveloping would be an eyesore to our community.
- Maintain single-family dwellings at no more than 1 story and in the cottage style.
- 4 houses on a lot is too many. Make it the same as the rest of the neighborhood.
- Residential single-family homes that are 1 to 1.5 stories on the west side of Old Novi Rd
- Residential single-family homes along Old Novi with businesses along 13 mile
- Option for one less lot for proposed residential development.
- Show how community could fit into 100 foot deep lots.
- Make all garages front in, less impervious surface and bigger rear yards.
- Why detached garages? Can they be attached?
- Houses should be medium-sized and not mansions on small lots. Need 2-car off-street parking for each house.
- Parcels along Austin an Old Novi (next to old gas station) are owned by same property owner. The western portion along Austin should remain residential.

Business Opportunities

- Put residential above community storefronts. Have businesses complement the park (ice cream, bike store, deli)
- Not sure about small businesses on Old Novi. The people in the homes near them may not mind if they are appropriate (no more drug stores).
- Re-mediate the old Mobile gas station site for redevelopment
- Redevelop the northwest side of Old Novi Road into small businesses that serve walking type communities with shared parking behind the buildings.

Pedestrian and Bicycle Access

- Would like protected bike lanes on E. Lake and S. Lake or sidewalks
- The two lots owned by the City of Novi off of Wainwright and 13 mile are said to be used for a new walkway. There are a couple of larger trees on site and the walkway is very close to an existing, occupied house. Install new sidewalk along Martin instead.
- Electric bike stations (lime?) to move between Lakeshore and Pavilion.
- Could sidewalks be moved closer to Novi Road (proposed housing development)?
- Pedestrian triggered crosswalk signal at East Lake and 13 mile intersection

PAVILION SHORE VILLAGE AREA

PUBLIC WORKSHOP SUMMARY

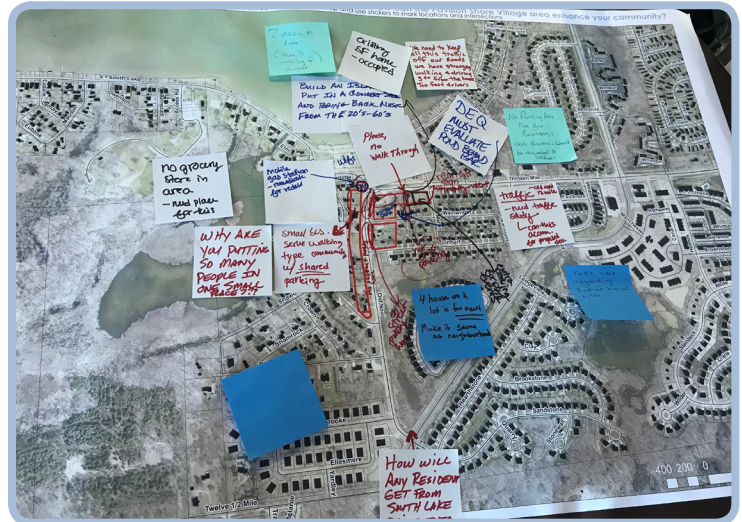
AUGUST 23, 2018

Other Comments

- Walled Lake had old Indian “walls” along the lake. Maybe accent the development with a low stone wall.
- The fact that your planning commission has no hand outs to show the proposed development is poor planning and questionable.
- Seek to complement current neighborhood and park setting. Do not change, but seamlessly increase affordable housing and residential and business uses.
- Use 1920’s windows and vinyl siding. Replicate the stone work of Walled Lake.
- Take care regarding Indian burial sites. Will e-mail City Planning information.
- MDEQ to evaluate the pond behind the bar
- Why are you putting so many people into one small place?
- No grocery store in the immediate area – need a place for this
- Look at density of street
- Do a chart to compare B-1, B-2, B-3. Many sites are zoned B-3 – perhaps because of gas station in the past, restaurant, or party store.

NEXT STEPS

The City of Novi and MKSK will use the feedback from the meeting to inform and create a Zoning Ordinance text amendment that will ultimately go before City Planning Commission for a Public Hearing for review and recommendation to City Council. Revisions to the Zoning Ordinance text amendment will be made as needed based on input received from City Planning Commission and the community. The City Council will consider the proposed text amendment for adoption.



One of the maps from the meeting where residents wrote down their ideas and concerns



A large turnout of participants for the Pavilion Shore Village Workshop

Pavilion Shore Village Area
August 23, 2018 Public Workshop
Supplemental Public Comments and Information

As pertains to the northern portion of Pavilion Shore Village.

1. The empty lots west of Martin, south of 13 mile, need to remain individual houses. Maybe Robertson would buy those two lots and build 2 more houses facing the Park. They are not good lots for businesses; -they are too shallow to allow for business parking and are too close to the homeowners behind them. The house to the west is the Historical Tollikin house. There are still drainage issues that affected the surrounding neighbors that were caused when the current owner removed all the trees on the two lots. Maybe Robertson can buy those and build two houses there at the same time as their other development.
2. The 20 foot wide lot owned by the city that is directly west of the Tollikin house on 13 mile road, should be vacated by the city and sold to the current owner of the Tollikin house. (The Tollikin house was the original house owned by the Tollikin Family that owned and operated the Amusement Park and Dance Hall on Walled Lake – Where Pavilion Shore Park is now). That particular lot is within 6 inches of the Tollikin house bedroom window. It should never become a path between Wainwright and 13 Mile. There are cross walks at Martin and 13 Mile, and at 13 Mile and Old Novi Road. Putting another access path from Wainwright to 13 will just tempt kids to cut across 13 mile as a short cut to the Park. The city only owns this because of non payment of taxes by a previous owner and it went to Oakland County who sold it to the city for the amount of the due taxes.
3. The 40 foot wide lot owned by the city that is north of Wainwright and south of the 20 foot wide lot off 13 Mile should also be vacated and split between the two neighbors on either side. (See request number 2- city got this the same way). Both of these lots could be paying taxes to the city rather than just sitting there useless. There is no reason for the city to own them any longer. The Park has been developed and the subdivisions houses aren't going away.
4. The northbound on street parking on Old Novi Road will benefit the Lakeview Bar and Grill, which has no where to expand it's parking area. However, there is no good way to turn around and go back in the direction you came from.
5. Someone please figure out what would have to be done to the old Mobile Gas Station on the corner of Old Novi Rd and South Lake Drive. There has to be a better and more useful use for that corner than just a dilapidated storage building. Neighbors would love to be able to walk to an Ice Cream Parlour/Coffee Shop/Sandwich Shop/Bakery etc, etc, etc. So would the Park goers and the Dog Walkers. Not too many types of businesses could survive at the junction of three 25MPH roads, but with the Park next door, some like this might have a chance.
6. The B-3area between the Vet Select and the Gas Station has the same issues regarding location, but again could keep a mom and pop business needing short term parking, in business.

7. Signage at the Park. The city has been hanging event signing between the two poles facing 13 Mile Road and west of East Lake Drive. What a lousy location!!!! The signs face only one direction and face the two empty lots across 13 mile. No way can you read what is on them when in a moving vehicle driving by. These poles need to be “in” the Park, on the north end of Old Novi Road, and placed far enough back that they can be read by east bound, west bound and north bound traffic. You have to stop at the Stop Sign anyway. And they need to be two sided so that people “IN” the park on the water side, can read them too. Pet Novi Peeve – trying to figure out the price of gas when driving by a corner gas station with Novi’s screwy signage ordinances—There are FOUR sides to an intersection! You can’t read a 45 degree sign from all four directions!!! Nor can you easily read a “parallel” sign from a moving vehicle.

As pertains to Robertson Development:

1. Leave the west side of Old Novi Road Sidewalk closer to Old Novi Road (the way it is to the south). Those trees between the current sidewalk and the road will just die of road salt just like all the trees along the road on South Lake Drive and down Novi Road do every year and have to be replaced. By bringing the sidewalk closer to the road (which is only a 25 MPH road to start with), the west side houses could also be brought another 7 foot east, closer to the property line, and thus allow for larger back yards and more privacy between new homes and the existing back neighbors.
2. Eliminate the separate sidewalk from the front door to the front sidewalk. Make all front door sidewalks turn to the driveway. Less cement covering the front yards and less wintertime shoveling to get out the front door and go to the mailbox. Front yards look and are larger and greener. This is not a down town. We want to see grass, it is good for runoff. Guest cars will park in the driveways in front anyway and cross the grass to get to the front door. Besides, who wants to shovel a separate sidewalk when you have to shove the driveway anyway.
3. The 4' high white privacy fences along the west side of the Old Novi Road Houses, look silly. Don't tell me it's done because the houses are close to the road – Just drive down East Lake Drive—those are houses that are close to the road. It LOOKS like a lakeshore community.
4. Why are there still group mailboxes showing on the plans for the Linhardt and Wainright streets? All those homes on those streets have mail boxes at the front of their individual homes.
5. How about alternating reverse house plans on the west side of Old Novi Road so that there are two driveways next to each other (including 1 double mailbox post) and so that there are always two garages next to each other (making the back yards look larger)
6. All garages on the west side of Old Novi Road should face Old Novi Road, ---just like all the Wainright and Linhart ones face their streets. It's a waste to put in extra cement for a turnaround and end up eliminating back yard space. Headlights should shine into a garage, not into the back yard of the house behind you. Besides, where do you shovel your snow if you are pinned between two fences and a building? Don't you want to be able to see if your garage door is open from a spot inside the house rather than having to go outside to look? Security issue. Even better, make the garages 20x24 so you have room for some "lake" toys or bikes.
7. Explain the notation under "Typical Old Novi Rd Frontage Detail" that says: Fence and Landscape located in the R.O.W. and maintained by HOA What HOA?????
8. Can we ask if developer can stick to only home plans that provide a first floor master bedroom/bath –this would help Novi fill in the missing empty nester housing that people are asking for. Perfect location for a walking community. That 1st floor master could be used as a

den, man cave, or someplace where aging relatives that visit don't have to do stairs. Robertson has the Lafayette, the Lakewood (my favorite for this area), the Richmond, and the Concord—all models with 1st floor master bedroom/bath. What a marketing opportunity if done right.

9. Maybe Robertson should also buy the two empty lots on the southeast corner of Old Novi Road and Linhart and build two more houses.
10. Can a house even be built on the dedicated right of way of a drainage easement? See north side of house number 11 where the street was vacated by the city.
11. Per the Planning and Zoning Meeting of June 27th, 2018: ***Erma Street on the north side of the proposed development west of Old Novi Road was previously vacated. However, the City Council motion from June 5, 2000 shows that the City reserved an easement over the entire width of the vacated area, so this area is not buildable. The applicant should take this into account when revising their plan.*** This makes House #11 non-buildable since it reduces a 51 foot wide lot down to a narrow 26 foot lot. One solution would be to eliminate that house and divide the extra footage among the other 10 homes in various widths in order to allow for a wider diversity of home styles. Eliminating two houses on the west side of Old Novi Road, would make the remaining lots wider and also allow for more house styles, including ones with front attached garages. This is a new development, you DON'T have to follow the old platted property lines, show some imagination and stagger the widths.

To: Barb Macbeth – Novi City Planner

Re: Pavilion Shore Village Area – Public Workshop 08- 23-18

Comments and Recommendations:

1. Please remove the parcels east of Old Novi Road on 13 Mile Road from the Pavilion Shore Village Area map that are currently zoned R4. These are parcels 22-11-101-003, -004, -005, -013, and -014. (See attached map for area being described). These parcels have always been zoned R4 and should remain R4. The city future land use map should reinstate these parcels to R4. These parcels are part of the 97 year old Howell's Walled Lake Subdivision and have a row of houses behind them on Wainwright, a row of houses to the east, and the park to the north. The homeowners on Wainwright and on Thirteen Mile road moved into a residential area of single family homes and expect only three additional single family homes to be built on the currently described lots. (The area consists of a lot with a house on it, a 20 foot lot belonging to the city, and three lots suitable for building three houses.) The expectation has been that three new houses similar to those built on 13 Mile Road east of Martin Road will be built here. A change from R4 zoning to something else will adversely impact the quality of life for homeowners on Wainwright and along 13 Mile Road.

2. The Pavilion Shore Village Area should be redefined as the area bounded by the Roberston Brothers Lakeview proposal containing only single family detached homes (JSP 18- 016 as updated on 8-7-2018.)

3. The area Currently zoned B3 on the west side of Old Novi Road and north of the Vet Select can stay as B3 or be developed as single family detached homes similar to the Pavilion Shore Village Area proposal JSP 18-016 as updated on 8-17-2018. The B3 district should not be expanded. The community has a preference for single family residential development, but respects the existing B3 zoning at the intersection of South Lake Drive and Old Novi Roads.

4. Three Story Townhouses should not be allowed in the Pavilion Shore Village Area. These require an RM2 zoning per Novi ordinance. The intent of RM2 zoning per Novi ordinance explicitly states this is not appropriate for a residential area like this one.

5. The master plan suggested a **maximum Net Density of 7.3 single family homes per acre**. This is dense for this area. Novi R4 zoning allows 3.3 homes per acre. The current residential subdivision has a 5.0 net density per acre and the average home is 1443 square feet in size. Many of the neighboring homes are Tri-Levels , one story , or one and a half story detached houses. The vision of the master plan was for SMALLER cottage style homes. Unfortunately, the proposed redevelopment has larger homes in the 1850 to 2450 square foot size on smaller lots than are typically found in this area. The proposed houses will also have basements. Sump-pumps are known to run endlessly in some areas: drainage and retention pond size will need to be looked at very closely by the city and the developer. Between the small lots, the large house sizes, the detached garages, the lengthy driveways, the sidewalks, the elevation changes, and the basement sump-pumps , there is a good chance the water drainage and retention requirements for a typical sub-division are inadequate.

6. Detached garages **should be no less than six feet** from the property line of existing residential properties per Novi Ordinance. The latest proposal shows garages along the west side of Old Novi Road with only a five feet rear yard setback. The Austin residents with backyards adjacent to the proposed development expect at least six feet to new garages or sheds. Five foot garage to property line setbacks can be allowed for the parcels between Linhart and Wainwright as these will be new homeowners .

7. The eleven homes on the west side of Old Novi Road appear excessive. The strip of land is about 1.3 acres. Under current R4 zoning only 4 homes would be allowed. At a density of 7.3 homes per acre, only 9 homes are allowed. The additional homes will adversely impact the quality of life for homeowners living on Austin Drive.

Thank you,

Michel Duchesneau

1191 South Lake Road

Novi, MI 48377

Area to be removed from Pavilion Shore Village Area and returned to R4.



MICHIGAN DEPARTMENT OF STATE

RICHARD H. AUSTIN

SECRETARY OF STATE



LANSING

MICHIGAN 48918

BUREAU OF HISTORY

ADMINISTRATION, PUBLICATIONS
ARCHAEOLOGY AND HISTORIC
PRESERVATION
208 N. Capitol Avenue
517-373-0510

STATE ARCHIVES
3405 N. Logan Street
517-335-9165

MICHIGAN HISTORICAL MUSEUM
208 N. Capitol Avenue
517-373-3559

*Rec'd on
2-20-88
AP*

February 12, 1988

Mr. Jay W. Eldridge
4051 E. Commerce Road
Milford, MI 48042

RE: ER-88048
The Landing, Sections
2 and 3, TIN, R8E, City of Novi,
Oakland County

Dear Mr. Eldridge:

The great amount of interest surrounding this project has led several people to contact the Bureau of History for its comments. As we have no formal review capacity in this case because no federal funding, licensing or permitting is involved, please consider these comments advisory.

There appears to be little doubt that a Historic period Indian cemetery was located on or very near to the property proposed for your project. In 1877, Samuel W. Durant reported in his History of Oakland County, Michigan that

"Their burying ground, all traces of which are extinct, was located just south of (Cornelius) Austin's original residence, and the old veteran relates how their chief contracted to give him a pish-co-pe-sha (horse) in consideration of his erecting a post-and-rail fence around this sacred place. The chief failed to produce the horse, and the fence was never built."(p.160)

The phrase "original residence" suggests that Austin originally lived closer to the lake than his later residence at Novi and Thirteen Mile.

Whether or not the cemetery described by Durant is the same one mentioned by Louise Parks Dunn Downing in a taped interview in 1975 is not the most important point. There may be one cemetery or two separate cemeteries or a large, scattered cemetery. The bulk of the evidence appears to indicate that the area around the common corner of Sections 2, 3, 10 and 11 was an important focus of Historic period Indian settlement and burial activities.

It is our recommendation that an archaeological survey be conducted of your project area. However, if you do not choose to perform preconstruction survey and testing, we would recommend that archaeological monitoring be done during construction. As the developer, you do have an obligation under law to report any human remains disinterred during construction to the local police and public health authorities. Reporting remains is not optional. It may become necessary to secure disinterment permits if human remains are found. The specific procedures required will depend on the requirements of the local public health authority.

election, when the old gentleman had the pleasure of supporting the present incumbent of the white house.—*Bill Poster, Pontiac, April 18, 1888.*

CORNELIUS AUSTIN.

Cornelius Austin, of Novi township, Oakland county, was born April 13, 1791, in Squankum, New Jersey, where he resided with his parents until 1806, when the family removed to Lyons, Wayne county, New York. He was an iron worker by trade, until the war of 1812, when he shouldered a musket and went into the strife, but returned on a furlough the following fall and married Clara Barton. After the conclusion of hostilities he returned to Lyons, having received an honorable discharge from his country's service, where he resided until 1818, when he removed to Rising Sun, Ind., and settled on a farm where he remained eleven years. In the spring of 1829, he removed to Michigan, bringing with him a large herd of cattle, a yoke of oxen and a horse team, it taking twenty-seven days to accomplish the journey, settling in what is now the township of Commerce, and the village of Walled Lake, where he remained about one year, then removing to what is now the township of Novi, settling on a farm of 160 acres, where he lived until his death. His wife, a most worthy woman, neighbor and mother, preceded him to the spirit land some fifteen years ago. Out of a family of fourteen children, but four survive him. At the time he settled in what is now Novi, there were but three white families living in that township. He was always an honest, industrious man. On the dissolution of the old whig party he became a democrat. He was for many years a pensioner, and at the time of his death was the last surviving soldier of the war of 1812 in Oakland county. He died at his home in Novi, April 14, 1888. It will be seen he was 97 years and 1 day old at the time of his death.

REV. STILLMAN T. GROW.

Rev. Stillman T. Grow, the oldest of the large Elisha Grow family, died at his home in Goodrich, Genesee county, April 25, aged 82 years. He was one of two Baptist ministers in this somewhat remarkable family.

Rev. Stillman T. Grow was born at Pomfret, Windom county, Conn., April 15, 1807.

When about five years old he came with his parents to Homer, Cortland county, N. Y., where at the age of twelve years he became a christian and joined the Baptist church of Homer. In 1828 he married Miss Derinda Graham, the ceremony being solemnized by the Rev. Alfred Bennett, under whose labors he was converted and by whom he was baptized. In 1832, with his wife, he came to Cortland N. Y., and soon after was elected deacon

May 8,

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be explored further.

Dr. John Halsey, the State Archeologist, discussed the issue with the *Chronicle* as well as representatives of the historical society. He indicated that his authority in the matter depends on whether or not federal funds are involved in any stage of the

must be taken if any Indian remains are found. "It is a law that the discovery of any human remains under any circumstances must be reported to the police," he explained. The county coroner must also be advised. "Such Indian bones would have to be removed and re-interred in a suitable location,

implements Halsey and Indians were known to with their dead.

The historical society Halsey a copy of the oral history tape and is to investigate the matte

Indian Burial Ground: The Ex-Walled Lake Amusement Park

by H. G. Champe

Ironic as it seems, for nearly sixty years an Indian Burial Ground located at Walled Lake, Michigan has been ignored and defiled. In the course of those years, because of an Amusement Park having been built over it, literally millions of carefree carousers have thronged over this hallowed spot which comprises no more space than perhaps an acre cornpatch. It faces the southeastern portion of the lake and now that the trappings of the former Amusement Park are completely erased it is not difficult to look with new eyes upon this site.

A great many red sunsets have come and gone since the Indians interred their dead there. Detroit was marshlands awaiting the settlers and around Walled Lake the wild fastness of the wilderness crept right to its shoreline and its rampant, tangled growth was uninterrupted except perhaps where some twisting, winding Indian paths interwove themselves into it.

By the time Detroit had become a Fortsite, the Indians had been many

moons and suns hereabouts. As they laid away their loved ones in this site that viewed the lake, not in their wildest dreams could they imagine what the tumbling years ahead would bring to that spot.

Walled Lake was to become in the twenties "The Playground of Detroit" and do you know what? The actual "Playground" was the Burial Ground that the newcomers had fenced in for their frolics! Unguessable is the number of wing-tipped shoes; the parked autos; the multiple roller-coaster screams-in-the-night; the great fleecy clouds of cotton candy in total; the lovers or love-nots who stumbled through the "House of Mirrors". All we can now say is that it was as if the devil himself had conspired to make a mockery of that little piece of land, that little hallowed ground in the most compound, complex way he knew possible. And he did.

Going by that site today, however, it appears that the hand of man, bent yet upon another desecration, the glitter of gold blinding them, has, by the dismantling of the Park, shown the passersby the sanctuary it really is.

Time blurs into stands the site, the simple Indians buried their simple as that. It should No sugar-coating can essentials of this: An another time buried the We must not, in go continue to ignore this. crane of many years instead, upon that site.

Traffic L

continued from page

many years. Although Police Department has enforcement of speed attempted to keep traffic residential streets, continued to complain Council about the he providing an alternate daily traffic flow, the ci the problem in that ar

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**Parks Recreation & Cultural Services Capital Needs Assessment
City of Novi - Entry/Arrival and New Camp Building Redevelopment Concept Plan**



CONCEPT PLAN

SCALE: 1" = 100'

0' 50' 100' 200' 400'



SCALE IN FEET

M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.
 10000 Woodward Avenue, Suite 1000, Novi, MI 48240
 Telephone: 248-348-1100
 Fax: 248-348-1101
 Website: www.mcsa.com

LAKESHORE PARK
 Entry/Arrival and New Camp Building
 Redevelopment Concept Plan

PARKS, RECREATION & CULTURAL SERVICES CAPITAL NEEDS ASSESSMENT
CITY OF NOVI

PAGE

ninety (90) days or both in the discretion of the court. The punishment provided in this Section shall be in addition to that of having the office declared vacant as provided in Section 5.4.

Section 15.12. Use of City property.

Property owned by the City as of November 24, 1999, shall not be used for the development of a golf course and/or banquet facility. Property acquired by the City after November 24, 1999, shall be used for such purposes only after voter approval at a general city election.
(Amended 11-2-99)

CHAPTER 16. CITY LIBRARY

Section 16.1. Establishment and maintenance.

The Council shall have power by ordinance to establish and maintain a public library and read-

Township I North **NOVI** Range VII East

Scale 1/34 inches to the mile



NOVI CORNERS



Cornelius Austin, War of 1812 veteran, was the third white settler in Walled Lake.



The Walled Lake Chronicle

Your Community Newspaper

35¢

Vol. 3 No. 22

Walled Lake, Michigan

Tuesday, January 26, 1988

Indian Burial Ground Under Proposed Marina? Oral History Identifies Novi Site as Burial Ground

The opposition to the development of the hotel-restaurant-marina on the Novi end of Walled Lake may have found an ancient ally. Information has recently come to light which pinpoints the site at 13 Mile and Novi Roads as an Indian burial ground.

The effort to uncover data substantiating the existence of such an Indian burial ground was sparked by an essay written by a long-time Walled Lake resident, Harry Champe. Several weeks ago, he mentioned in an article in the *Chronicle* that the former Walled Lake Amusement Park and the Walled Lake Casino were thought to be built on top of an Indian burial ground.

An assessment of several oral history tapes has since provided information indicating that early settlers knew the spot as a place where the local Indians buried their dead.

In 1975, the Commerce Township Area Historical Society did an oral history tape of Louise Parks Dunn Downing. Mrs. Downing was born on July 20, 1899 on Fourteen Mile Road in a log house located on a 100 acre farm. Her great-grandfather, Cornelius Austin, once owned the property on

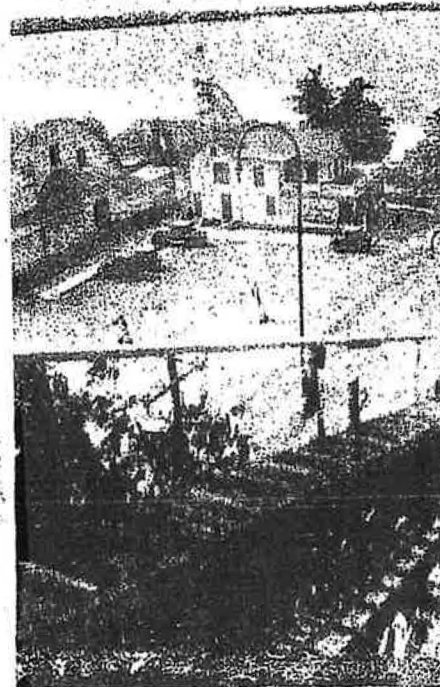


Oral history accounts tell of finding bones when this roller coaster was erected at the Walled Lake Amusement Park in 1929.

which the Walled Lake Amusement Park was built in 1929.

In one portion of the oral history tape, Mrs. Downing recalled stories about the Indians in the early days of Walled Lake.

"Right in this home where



Grandad Austin built right there where the park used to be, Indians would come in my great-grandfather's home by the fire-place . . . and roll their blankets and lay down -- of course they wore leather moccasins even in those days -- and they would slip up early in

the morning and get out and you'd never hear [them]."

When asked if there were any special places in the area where the Indians buried their dead, she replied without hesitation: "Why, yes, the big Indian burial ground was where the Park you know, was. And just think of it -- old Grandad Austin's hog rooted up a little Indian papoose and the Indian lady came a crying, and just think about such an awful thing. I don't know what my great-grandfather did."

She affirmed that the Indian burial ground was located where the Walled Lake Amusement Park was built. She told about her father and his cousin digging up some of the graves to find artefacts.

"Yes, my Dad told this. It was a terrible thing. He and his cousin would dig in the graves and steal -- and they (the Indians) buried everything with them -- their bows and arrows, they was copper tails those days -- and Dad and his cousin, Mote Abby, would dig in their graves and steal their bows and arrows. Dad used to say 'If my folks

(Continued on page 9)

Burial Ground

(continued from pg. 1)

would a known it we'd got killed."

Later in the tape, Mrs. Downing states that bones were found when the Amusement Park was being built. A number of posts were erected when the huge roller coaster was constructed at the park. "You know my first husband worked when that Park was built -- I shouldn't tell this yarn but I'm a going to -- and you know digging, digging posts they run on to bones . . . it was right where the park was originally, yes, it was an Indian burial ground."

The Commerce Township Area Historical Society is attempting to locate additional information from oral history tapes and from other sources to further substantiate the existence of an Indian burial ground on the site of the old Walled Lake Amusement Park and future site of "The Landing", the name of the proposed development.

At the time the amusement park and casino were built, there was little or no excavation of the site.

The evidence uncovered so far, as well as related factors, will not, by themselves, stop the newest development. According to Andrew Darling, a research assistant with the University of Michigan Museum of Anthropology, the site may merit archeological assessment. The University of Michigan serves as a storehouse of site information and does test excavation of designated sites. The descriptions of the burial ground mentioned in the transcript of the oral history tape are authentic and should be explored further.

Dr. John Halsey, the State Archeologist, discussed the issue with the *Chronicle* as well as representatives of the historical society. He indicated that his authority in the matter depends on whether or not federal funds are involved in any stage of the



The Walled Lake Amusement Park attracted thousands of visitors during the period from 1929 to 1969 when the park was finally closed. Several local groups are investigating the possibility that an old Indian burial ground lies beneath the park site.

development project. According to Halsey, an important aspect to consider is whether or not there are still Indian bones at the site. The construction done when the Amusement Park was built and the more recent work done on the redesign of East Walled Lake Drive, Novi Road and Thirteen Mile Road, may have desecrated the Indian graves.

Halsey stressed that certain steps must be taken if any Indian remains are found. "It is a law that the discovery of any human remains under any circumstances must be reported to the police," he explained. The county coroner must also be advised. "Such Indian bones would have to be removed and re-interred in a suitable location,

preferably another Indian burial ground," Halsey added.

There are several active Indian cemeteries in the State, but only traditional Indians can be buried there. Unfortunately, there are no well-developed, systematic procedures to follow in such cases.

When examining a site which may be a burial site, archeologists would look for artefacts such as beads, jewelry, broaches, axes and other implements Halsey explained. The Indians were known to bury such items with their dead.

The historical society has sent Dr. Halsey a copy of the transcript of the oral history tape and is requesting him to investigate the matter more fully.

Local residents are working through the historical society and a number of state and local organizations to obtain more information about procedures and designation as an Indian burial site.

One reason the groups and individuals are so interested in the discovery of an Indian burial ground at the location of the proposed lakefront development is their belief that such a major development in that area will result in the destruction of the wildlife and of the lake itself. The proposed complex will include a hotel, several restaurants, shops and a marina with both public and private slips. There has even been the suggestion of a ferry service between The Landing and Key Largo, at the other end of the lake.

Both take a look at
this House

4-24-16

Dear Mr. Iman

Mark

I am sending you some information
regarding the original owner of
your house at 2205 Novi Rd: Novi.

I think you should leave the
original part of the house as
original as possible. It will be
more valuable as a historic landmark.

I'd give you a deal on a paint job.

Also I'd like permission to go around

the house with a metal detector &
donate what I find to the Novi

~~Library~~ Library.

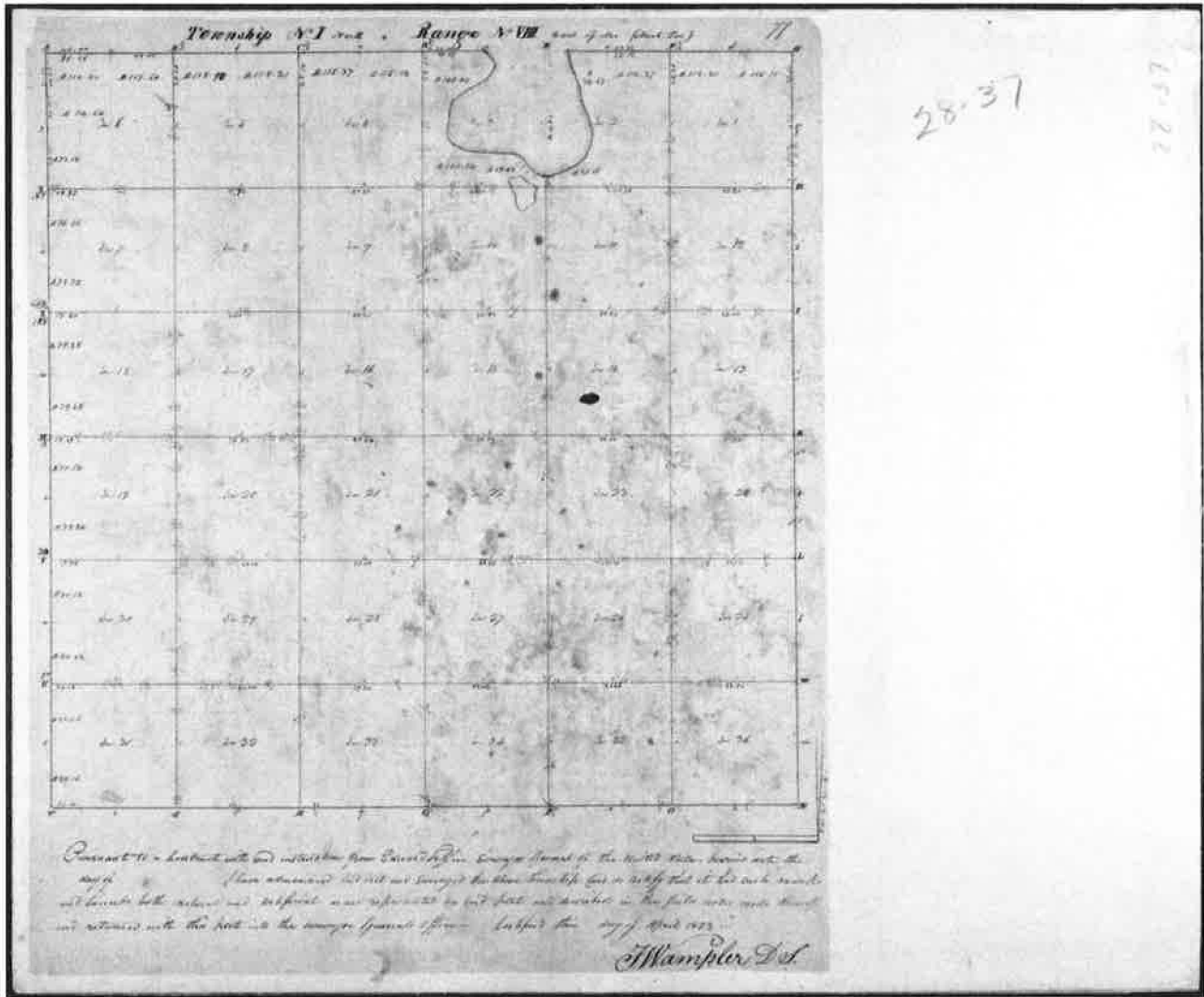
I grew up near
your house.

248-935-8990
cell

Let Me Know

Regards

Mark Adams





Seeking Michigan

- Seek
 - About
 - Guides
 - Getting Started in Genealogy
 - Vital Records
 - County Records
 - Immigration & Naturalization Records
 - Military Records
 - Indexes
 - Events
 - Programs
 - Visit
 - Parking
 - Museum
 - Research Services
 - Contact Us
 - Contact County Clerks
- Discover
 - All Collections
 - Death Records
 - Michigan State Census
 - Plat Maps
 - Main Streets
 - Civil War
 - Reveille Blog
 - Archival Records
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Print this item: **01N 08E - Survey Map of Novi Township, Oakland County**

**PLANNING COMMISSION MINUTES
JULY 28, 2021 EXCERPT**

Chair Pehrson said this is a public hearing, if anyone in the audience wishes to address the Planning Commission you may do so now. Seeing no one wished to speak, Chair Pehrson closed the public hearing and turned it over to the Planning Commission for their consideration.

Member Avdoulos said like the other Text Amendment that we had, I think this is good that we cleaned this up and provided a little more clarity.

Motion made by Member Avdoulos and seconded by Member Lynch.

Motion to recommend Text Amendment 21-188.01 to City Council for reading and adoption.

Member Becker said I'm just happy I don't have to sit in and administer this day-in and day-out. This is comprehensive. I hope you all know how to interpret it because it looks more detailed than I can believe, so nice job. Maybe Madeleine gets to do this one now! Great job, there's a lot of weeds here.

Chair Pehrson asked Barb, do any of our Ordinances regarding signs contemplate the future of electronic billboards and what can and can't be produced on something that can be changed at the spur of a moment?

City Planner McBeth said there is a section on changeable copy signs for electronic signs. There are set periods where it needs to remain constant, and then it can change to the next bit of advertisement if they want to.

Chair Pehrson said I'm not trying to squash free speech, but in today's world, what is seen as applicable or nice? What can or can't be illustrated on a sign like that? If I wanted to be very mean and say I don't like the Spartans, someone might take offense to it. Are there remedies for issues like that?

City Attorney Schultz said basically no. This is classic First Amendment stuff. In fact, the changes that are being made for the billboard section, which are being renamed from off premises signs to highway signs –aren't any of the actual regulations, literally just the name. We don't control the message, that was the message from the Supreme Court case.

Chair Pehrson said I just want everyone to understand that. It's your building, your sign, your prerogative if you want it to be that way. Very good.

Motion made by Member Avdoulos and seconded by Member Lynch.

ROLL CALL VOTE TO RECOMMEND TEXT AMENDMENT 21-188.01 TO CITY COUNCIL FOR READING AND ADOPTION OF THE DRAFT SIGN ORDINANCE AMENDMENTS AS PREPARED MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to recommend Text Amendment 21-188.01 to City Council for reading and adoption. Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. INTRODUCE TEXT AMENDMENT 18.291– PAVILION SHORE VILLAGE ZONING DISTRICT

Set a public hearing for Text Amendment 18.291 to establish the Pavilion Shore Village Zoning District, in order to fulfill the Master Plan recommendation for redevelopment near Thirteen Mile Road and Old Novi Road.

Senior Planner Bell said the Pavilion Shore Village District was called out in the 2016 Master Plan update as an area for redevelopment. The area is located south of Thirteen Mile Road and extends southward along Old Novi Road. It is approximately 6.02 acres, as shown by the parcels outlined in red, yellow, and blue on the map on the screen and in your packet. We introduced draft text to the Planning Commission in August of 2019. At that time, the Planning Commission recommended the proposed district be forwarded to the Implementation Committee for further review. Based on compelling comments from community members at that commission meeting and during the Lakeview PRO, staff prepared an Option B for the Text Amendment for the Implementation Committee to consider. With 3.15 acres of the area currently under development as the Lakeview homes, which are shown on the map in blue, the six remaining residential parcels either have existing homes or can be developed under the requirements of the R4 district as currently zoned and configured. These are just a couple pictures of the Lakeview homes under construction, and these are the remaining parcels that are zoned B3 currently: the commercial properties. The Option B Text Amendment would therefore remove all of the residential parcels from the proposed district and limit the rezoning to the 1.61 acres of commercial properties. Members of the Implementation Committee preferred this option and also suggested off-street parking be included as a standalone use, given the area lacks enough parking to support nearby businesses and the park. The proposed Text Amendment included in your packet reflects the recommendations of the Committee. Staff has recently reached out to affected property owners within the proposed district with a letter explaining the intent of the rezoning and a copy of the draft Text Amendment along with a map. We have heard back from only one property owner who does not object to the rezoning as long as the existing business on his property will be allowed to continue operating. The proposed text allows all the existing businesses to continue under the new district to be created. The Planning Commission is asked this evening to consider setting a public hearing for this proposed Ordinance Amendment at an upcoming meeting.

Chair Pehrson turned it over to the Planning Commission for their consideration.

Member Lynch said I've been kind of involved in this thing, and agree with what is going on. One thing I want to do, and I typically don't do this, but there has been a couple who usually sits in our audience, and they have been very active with this particular project. I think we should give them a shoutout, the Duchesneaus. I think they provided some valuable input. I really think they should be recognized; it was nice for them to come forward the way that they did and actually work with the Implementation Committee.

Member Becker said just some things for me to get clear because I have not been involved in-depth with some of this stuff. For the Planning Department, in the resource material provided, it looks like this Option B would require that any new commercial building on the property in the district would have to have a 25-foot minimum setback for the rear yard. Just so I'm clear about this, that means that the commercial building itself could not be built less than 25 feet from the back lot. Is that correct?

Senior Planner Bell said that's correct because they do all about residential properties. We wanted to protect that.

Member Becker said okay thank you. I also read that there would be a requirement to have a 6-foot opaque or masonry buffer wall when a commercial building in the district is adjacent to a single-family residence. Would this wall be along the lot line and, therefore, the 25-foot setback would start at the wall and go into the property?

Senior Planner Bell said presumably yes.

Member Becker said then the Text Amendment says the rear yard parking adjacent to residential zoning shall be set back 10 feet from the shared property line. That would mean on a 25-foot setback you'd have your wall, and then you'd have 10 feet, and then the parking lot could start?

Senior Planner Bell said the wall would possibly be at the lot line. The 25-foot setback would be for the building. The parking could extend up to 10 feet from the property line, so it's not additive. We're trying to encourage the parking behind the building rather than along Old Novi Road or 13 Mile Road.

Member Becker said I'll make sure I check my math. We have 25 feet between the lot line where the building would start, and then 10 of those 25 feet would have to be not parking lot. Is that correct?

Senior Planner Bell said that's right.

Member Becker asked so we'd have only a 15-foot parking lot potentially behind the building?

Senior Planner Bell said it would still have to meet the requirements, and their engineers could figure out how to arrange the building and the parking. The building does not have to start at 25 feet; it could be further away.

Member Becker said I took 3 trips out there to try to get my arms around this stuff. You got basically 4 either unimproved or unused lots. That one commercial building at the very top – on my 3 trips I never saw signs of life, or anything change out there. I'm trying to look at what commercial buildings could be squeezed onto those other two and a half lots. There's one that looks like it's half a lot. To leave space behind the building and not have parking in front, it looks like it's going to be a difficult challenge. I was interested in the fact that we also looked at perhaps providing parking. I would assume that would be public parking as well as for any of the commercial developments that might come in there. The parking on the east side of Lakeshore Pavilion Park is really useful. There are a lot of people that use that parking lot over there. We have nothing over on the west side, especially with the little pavilion area, and the playground, and things like that. Especially on those first two lots or so, I would highly recommend we look at parking being available. Also, it's a miserable road. I don't know how we are going to get people out of commercial buildings on that turn. Left turners are going to have trouble. The final thing was concerning that buffer wall between the Lakeshore Party Store and the veterinary clinic. In particular, I believe the vet clinic on the Austin Street side, the west side of that wall, is about 8 feet tall, and the residences are less than 6 feet away from the wall. Extending that wall if we have commercial developments, I think, would be perhaps an aesthetic challenge. I also noticed that the Lakeview Party Store has parking in the front even though they have unimproved land behind the building that could be used for parking. The veterinary clinic is hard up against the lot line, and they use side parking. I just think it is going to be an interesting challenge. I'm not the one to say how it should be done, but I think we have some real

issues. I worry only about setting this up, and then every single lot is going to require variances, waivers, and everything else because it's going to be so tough to put commercial property there.

Member Dismondy said I think the idea of this was to create more flexibility going forward. I think it's not going to create anymore issues; it might alleviate some issues. Also, ultimately, it might create the possibility for some more parking use for that park, so I support it.

Member Avdoulos said I think this is going in a positive direction.

Motion made by Member Avdoulos and seconded by Member Lynch.

ROLL CALL VOTE TO SET A PUBLIC HEARING FOR A FUTURE PLANNING COMMISSION MEETING FOR TEXT AMENDMENT 18.291 PAVILION SHORE VILLAGE ZONING DISTRICT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to set a public hearing for a future Planning Commission meeting for Text Amendment 18.297. Motion carried 6-0.

2. APPROVAL OF THE JULY 14, 2021 PLANNING COMMISSION MINUTES

Motion made by Member Avdoulos and seconded by Member Verma.

ROLL CALL VOTE TO APPROVE THE JULY 14, 2021 PLANNING COMMISSION MEETING MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER VERMA.

Motion to approve the July 14, 2021 Planning Commission Meeting Minutes. Motion carried 6-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

SUPPLEMENTAL ISSUES/TRAINING UPDATES

City Planner McBeth said just before the meeting, Member Verma asked me about the Planners' Conference this fall. There is a flyer on the table in front of you. I'm going to provide some additional information to Member Verma, and I'll copy everybody so you all can see that information too.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

ADJOURNMENT

Motion to adjourn 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 July 28, 2021 Planning Commission meeting. Motion carried 6-0.

The meeting adjourned at 7:26 PM.

PLANNING COMMISSION MINUTES
SEPTEMBER 22, 2021



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

September 22nd, 2021 7:00 PM

Council Chambers | Novi Civic Center

45175 W. Ten Mile (248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Acting Chair Avdoulos, Member Becker, Member Dismondy, Member Lynch, Member Roney, Member Verma

Absent (excused): Chair Pehrson

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Victor Boron, Plan Review Engineer; Christian Carroll, Planner; Ben Peacock, Planning Assistant

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Verma.

VOICE VOTE TO APPROVE THE SEPTEMBER 22, 2021 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA.

Motion to approve the September 22, 2021 Planning Commission Agenda. Motion carried 6-0.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

CORRESPONDENCE

There was no correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

The City Planner had nothing to report.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. SRI VENKATESWARA TEMPLE AND CULTURAL CENTER, JSP18-32

Approval of the request of Sri Venkateswara Temple and Cultural Center for a one-year Preliminary Site Plan extension. The subject property is located at 26233 Taft Road, on the west side of Taft Road, south of Grand River Avenue in Section 16 of the City. The site plan proposes phase 2 of the project: a 24,136 square foot, 2-story Cultural Center on the eastern portion of the site.

2. MERCEDES-BENZ SPRINTER SERVICE SHOP JSP21-20

Approval of Mercedes-Benz Sprinter Service Shop Preliminary Site Plan at the request of Mercedes-Benz of Novi. The subject property contains 2.31 acres and is located in Section 24, on the west side of Haggerty Road, north of Grand River Avenue. The applicant is proposing to remodel a former body and service facility for the servicing of Mercedes-Benz Sprinter Service Vans.

Motion made by Member Lynch and seconded by Member Roney.

ROLL CALL VOTE TO APPROVE BOTH CONSENT AGENDA ITEMS MADE BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY.

Motion to approve the Preliminary Site Plan extension for JSP18-32 and the Preliminary Site Plan for JSP21-20. Motion carried 6-0.

PUBLIC HEARINGS

1. PAVILION SHORE VILLAGE TEXT AMENDMENT 18.291 WITH REZONING 18.735

Public hearing of the staff initiated request for Planning Commission's recommendation to City Council Text Amendment 18.291 in order to create a new zoning district, Pavilion Shore Village, and rezoning of property in Section 3, 10 and 11, located south of Thirteen Mile Road along both sides of Old Novi Road from B-3 (General Business) to PSV (Pavilion Shore Village). The subject properties total approximately 1.61 acres.

Senior Planner Bell said the Pavilion Shore Village District was called out in the 2016 Master Plan update as an area for redevelopment. The area is located south of 13 Mile Road and extends southward along Old Nov Road, and it is approximately 6.02 acres. We introduced draft text to the Commission in August of 2019. At that time, the Planning Commission recommended the proposed district be forwarded to the Implementation Committee for further review.

Based on compelling comments by community members at that meeting and during the Lakeview PRO, staff prepared an Option B for the text amendment for the Implementation Committee to consider. With 3.15 acres of the area currently under development as Lakeview Homes, the six remaining residential parcels either have existing homes or can be developed under the requirements of the R-4 district as they are currently zoned and configured. The Option B text amendment would therefore remove all the residential parcels under the proposed district and limit the rezoning to the 1.61 acres of commercial properties which are currently zoned B-3. Members of the

Implementation Committee preferred this option and suggested off-street parking be included as a standalone use given the area lacks enough parking to support nearby businesses and the park. The proposed text amendment included in your packet reflects those recommendations from the Committee.

Senior Planner Bell continued by explaining staff has recently reached out to the effected property owners within the proposed district: first with a letter explaining the intent of the rezoning and a copy of the draft text amendment. We then followed up with phone calls, and we were able to talk to four of the five property owners. Each was supportive of the change and was happy that the existing businesses would be allowed to continue operating. We did not receive any written correspondence from them. The proposed text allows all the existing businesses to continue. They were also hopeful the changes would encourage new development and additional parking on the underutilized parcels.

The new standards for the PSV district are also more flexible given the configuration of the currently vacant parcels, which will hopefully encourage development. Tonight, the Planning Commission is asked to hold the public hearing for this proposed ordinance text amendment and rezoning and to make a recommendation to City Council.

Acting Chair Avdoulos invited any members in the audience to approach the podium to participate in the public hearing.

Dorothy Duchesneau, 1191 South Lake Drive, said Member Becker said it best at a previous meeting, with his comments of the need for more public parking near the park for parkgoers and businesses. The 30 years I've driven past that corner, I have often wished for a small donut shop, sandwich shop, or even a carry out pizza place; someplace I could do a quick run for a meal or a beverage. Learning more about these properties, I think it may have just been wishful thinking. I understand that there may be some potential remediation issues. However, paving over the contaminated soils would solve a lot of expensive problems. Now, I'd like to propose an outside-the-box suggestion that might be worth adding to the allowed uses at this unique corner of the properties.

Ms. Duchesneau continued saying the postcard displayed on the screen shows the heyday of the amusement park and the casino, including the little building in the upper right which is currently the Lakeview Bar and Grill. With the history of the amusement park at this location, my suggestion would both fit in and give a nod to the good times of the area, yet it would not involve permanent buildings. Instead of trying to only build fixed commercial buildings on these miserably shaped, small lots, imagine what else could be added to this zoning district if several of the vacant lots could be turned into parking lots with several other allowed uses. What could the Planning Commission add to this text amendment that could allow a small portion of those lots to be used by food trucks? At least, you could allow them during the weekends and summer months. Food trucks are self-contained, they're portable, and they come in many flavors. Over the past year and a half, many Novi subdivisions have held rotating food truck nights during the last 18 months of the COVID-19 pandemic. The library fundraiser, Pour on the Shore, uses them at their event. Food trucks belong at fairs and parks. In a walkable district, they make sense for both the parkgoers and the local residents; let's make use of all the sidewalks we put in. The Lakeview Bar and Grill is great for adults, but I bet kids would rather have some popcorn or ice cream before they race back to the park playground.

Rachel Sines said I live at 2219 Austin Drive, and I back up to the Pavilion Shore Village Concept. The first thing I would like to mention is the concept was added to the 2016

Master Plan by city officials without any input from residents. It wasn't until Robertson Brothers requested to build 74 three-story apartment-style homes per the PRO that the residents found out about the concept in the Master Plan. There was such an uproar that the city backtracked and hired a consultant for a very substantial amount of money to gather residents' visions for the area. Overwhelmingly, the residents responded that they wanted one-story buildings that would blend in with our quaint area. The proposal for rezoning before you today is reminiscent of what Robertson Brothers attempted to do. While I am all for the existing businesses getting relief from the current zoning restrictions, this proposal goes a little too far. It is requesting live-work units, a building height of 30 feet, and parking that would accommodate three-story apartments. It has been made very clear that we do not want three-story buildings, so I ask you today to take these changes into consideration: eliminate the 30-foot height requirement, get rid of the live-work use, and make this proposal truly for the businesses and not the developers.

Seeing that no other audience members wished to speak, and no written responses were received, Acting Chair Avdoulos closed the public hearing and turned it over to the Planning Commission for consideration.

Member Lynch said concerning Ms. Duchesneau's idea for a food truck use within this text amendment, are there any prohibitions from the city ordinance that would not allow food trucks to be used on vacant lots? My understanding is that if the vendor has permission from the property owner, then it is fine.

City Planner McBeth responded by saying typically the food trucks could be allowed if they are on private property and have the property owner's permission. Outside uses often come in with a temporary use permit because it is not located in a permanent building, so sometimes we have a provision for that. However, if the Planning Commission wanted to include something like that, we could certainly add it in.

Member Lynch said I don't want to add anything else to it. The temporary use is already in our ordinance, so we don't really have to add anything to this proposal to allow what Ms. Duchesneau was getting at conceptually.

City Planner McBeth said I think you are right. If someone wanted to make that application, they would come into our department and talk about what they are going to do and where the food truck would be located. It is typically not an every weekend event but more for special events.

Acting Chair Avdoulos asked would we put something in the amendment that something like a 'food truck park' would be allowed in the district just so people know that it is okay to have them there?

City Planner McBeth said that makes sense to me. The terms of that would be something we would want to consider, so you might say subject to the city standards for temporary special events.

Member Becker said although parking is mentioned in here as a potential use, there are only a few lots. I personally think those northern most two or three lots should be parking for many reasons. My question is who owns those lots, and who maintains them? Would that become a city parking lot, or would it somehow be owned by the

businesses in the district?

City Planner McBeth said at this time, those parcels are in private ownership. If those owners wanted to sell to either the adjacent property owners or the city, they could. I don't know if the city wants to do buy those properties for a parking lot. That would be up to our City Manager's office and the City Council to make that decision.

Member Becker said I think that if we have a city-maintained park, then a city-maintained parking lot might be a natural thing to do. Again, for some of the other uses, there are only a couple of other lots that are vacant in the proposed zoning district. We won't have a flood of 30-foot high live-work buildings because it is such a small area. I think it is right to establish the area as its own designation.

Member Dismondy said I think the spirit is to make the potential for redevelopment more flexible. Unfortunately, I think the lots are so small that you are restricted as to what they could actually become. I think that's why everyone is so focused on parking because being there on the weekends it obvious there is a lack of parking, and the residents that way are frustrated with it. I applaud the efforts of making it more flexible, and perhaps in the future it evolves into what everybody is envisioning. For the time being, I think people who own them privately will continue to use the lots in the same manner they have been. With this flexibility in the future, maybe down the line we would be able to get a city parking lot with the opportunity for food truck uses. I think it is a step in the right direction.

Member Roney said I agree that it is a step in the right direction. I just want to be clear though: the proposal is to recommend to the City Council to make this area the Pavilion Shore Village District which gives us the flexibility?

City Planner McBeth replied yes. Technically, you are considering two things tonight. They are the rezoning of the lots Senior Planner Bell showed on the previous slide and approval of the text amendment that provides the standards for those lots.

Member Roney said then I think it is a good idea.

Member Verma had no comments.

Acting Chair Avdoulos said I think allowing some flexibility for this area is the right direction. When Ms. Duchesneau indicated food trucks, I thought of how inventive people were over the past 18 months of the COVID pandemic. As I would walk my dog, I would see the signs for the food trucks in different neighborhoods, and the neighbors were supporting it. I have also been to other cities where they have parking lots that they've converted into food truck parks, or they call them "box-car parks". They'll land old box cars in an empty parking lot to create a year-round destination that is more pedestrian friendly. Looking at what we have in our zoning ordinance, we could allow food trucks as a temporary special use. Then, as things grow organically over the years, the city might figure it would be a use that makes sense to exist permanently. I think if we do this step-by-step and work with residents in the area to help create an outcome we all want to see then we are heading in the right direction. Do we have a motion?

Member Lynch said before I make a motion, I do want to acknowledge Rachel Sines. I was on the commission when we went through the project you've mentioned, and I

thank you very much for your input. To the Duchesneaus, thank you for working with city staff and the Commission. We have taken an interesting group of lots, and it has some potential now. With that, I would like to make a motion on the text amendment.

In the matter of Text Amendment 18.291, motion to recommend approval to City Council to adopt the Pavilion Shore Village District into the Zoning Ordinance as shown in the draft amendment, with the addition of permitting temporary special event uses in accordance with City requirements.

Motion made by Member Lynch and seconded by Member Roney.

ROLL CALL VOTE TO RECOMMEND APPROVAL OF TEXT AMENDMENT 18.291 TO CITY COUNCIL MADE BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY. Motion carried 6-0.

In the matter of Zoning Map Amendment 18.735, motion to recommend approval to City Council to rezone the subject property from B-3 (General Business) to PSV (Pavilion Shore Village) for the following reasons:

- 1. The 2016 Master Plan for Land Use recommended the creation and adoption of a new zoning district for this area of the city to foster redevelopment of underutilized parcels,**
- 2. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing more flexible development standards for a unique area of the City,**
- 3. The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled by allowing an existing business to expand and develop a vacant parcel,**
- 4. There is no negative impact expected on public utilities or traffic as the permitted uses are generally the same or less intense than those permitted under B-3 zoning, and**
- 5. It provides an opportunity for a long-standing businesses to remain at their current location.**

Motion made by Member Lynch and seconded by Member Roney.

ROLL CALL VOTE TO RECOMMEND APPROVAL OF ZONING MAP AMENDMENT 18.735 TO CITY COUNCIL MADE BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY. Motion carried 6-0.

Acting Chair Avdoulos said I would like to echo Member Lynch's comments to the residents of that area for participating. When we started meeting in this area many years ago, we were encouraging and asking the residents to not be disheartened but rather to work with the Planning Commission, the Master Plan and Zoning Committee, and the staff to work things out. Many times, there are ideas that are put forward that are not ours. We are just here to make sure they meet the requirements. Without the citizens' input, we sometimes fly blind, so we appreciate your participation.

2. HOLIDAY INN JZ19-24 WITH REZONING 18.730

Public hearing at the request of Grand River Show, LLC for initial submittal and eligibility discussion for a Zoning Map amendment from Light Industrial (I-1) to Town Center (TC) with a Planned Rezoning Overlay. The subject property is approximately 5.5 acres and is located on the south side of Grand River Avenue, east of Beck Road (Section 16). The applicant is proposing to develop a 4-story, 117-room hotel with sit-

MASTER PLAN EXCERPT:
PAVILION SHORE VILLAGE

Redevelopment Site 1: Pavilion Shore Village

The intersection of Old Novi Road and Thirteen Mile Road has been identified by the City as a potential redevelopment area. It is envisioned that redevelopment of this area could establish a unique sense of place at the corner of Old Novi Road and Thirteen Mile Road by providing housing and commercial uses that are inspired by the natural and recreational features of the park and lake.

Conceptually known as the Pavilion Shore Village, the site is surrounded on the east and west by medium-density residential development. To the north is Pavilion Shore Park, on the south shore of the 670-acre all-sports Walled Lake. The current land area encompasses a total of 8 acres, which includes 41% vacant, 28% commercial/office, 20% single-family residential, and 11% roadway. The recently upgraded Pavilion

Shore Park north of the intersection provides a desirable park and green space connection adjoining the mixed use redevelopment. The market assessment conducted with this Master Plan Update estimates 50%-60% of new units would be oriented towards active adults with housing concentrations that are walkable and have a range of services. The greatest potential assets of the site are the park and lake to the north. Where feasible, development should face the park to enhance the visibility and competitiveness of the commercial uses and desirability of the residential dwellings. Seasonal and year-round outdoor restaurant-entertainment activity is appropriate.

Components of the District

Housing

Given the proximity to the lake and residential nature of the area, housing is envisioned in either two- to three-story mixed-use buildings oriented to W. Thirteen Mile and Old Novi Roads or as one-story “cottage court” style homes. Smaller, market-rate housing units, either for sale or rent will offer unique housing for young professionals and empty-nesters.

Commercial, Restaurant, and Entertainment Uses

All-sports Walled Lake, Pavilion Shore Park, and nearby Lakeshore Park offer passive and active recreation amenities that draw Novi residents and those from surrounding communities. Commercial uses could tap into the needs of these recreation users and offer related goods and services such as equipment sales, service, instruction, and rentals; fitness-related clothing; and healthy food and dining.



Source: Fairmont Properties



Source: CWD Real Estate



Source: Cottage Company



Source: Cottage Company

Above, left: Map of Pavilion Shore Village planning area, in context with existing land use. Above, right (clockwise from upper left): unique townhomes in Hudson, Oh; Gaslight Village mixed use in Grand Rapids, MI; Eriksen Cottages on Bainbridge Island, WA; Danielson Grove, Kirkland, WA

Transportation & Parking

Vehicular parking could be provided in surface parking lots behind the mixed-use buildings and on-street parking could be allowed along Old Novi Road. Accommodations should be made for bicycle parking to encourage the connections between the nearby recreation facilities. Safe, comfortable, and attractive non-motorized transportation facilities should be provided that connect this site with surrounding neighborhoods, as well as activities and shopping at Twelve Oaks Mall and West Oaks 1 and 2 Shopping Center.

Character of Development & Placemaking

High-quality architectural design and natural materials that visually and physically connect to the natural environment are encouraged. Landscaping elements should be integrated into site design to provide walkable connectivity with the adjoining Pavilion Shore Park. All development should be sensitive to adjoining residential neighborhoods through screening of parking areas, orientation of commercial uses to W. Thirteen Mile and Old Novi Roads, and by incorporating a mid-block pass through development on W. Thirteen Mile Road that allows visual and physical connectivity with the park and lake.

Sustainability

The attraction of this redevelopment area is the proximity to Walled Lake and related City parks. An emphasis should be placed on low-impact development techniques as this area redevelops. Sites should be designed to mitigate storm-water runoff and landscaping should be comprised of native, low-maintenance plants that do not require chemical treatments for long-term health.

Development of the District

The creation of a simple form-based district that defines building forms and architectural elements should be considered to encourage redevelopment of this area as envisioned.

The City should also prioritize implementation of its Non-motorized Transportation Plan in this area, particularly as it relates to connections with the nearby parks.



Source: Jim Hess



Source: Neumann Smith



Source: Real Building Consultants

Clockwise from top left: Example of walkable environment assisted with sidewalk landscape amenities (East Grand Rapids); Paved pathways in Pavilion Shore Park that continue for miles with a regional network of non-motorized connectivity; Example of green infrastructure surface parking lot in rear of commercial; Attractive shopping and entertainment activities within walking/biking distance; Grand opening in 2014 of fishing pier at Pavilion Park.