

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

May 10, 2017

Proceedings taken in the matter of the PLANNING
COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi,
Michigan, on Wednesday, May 10, 2017

BOARD MEMBERS

Mark Pehrson, Chairperson

Robert Giacobetti

Michael Lynch

John Avdoulos

David Greco

Tony Anthony

ALSO PRESENT: Sri Komaragiri, City Planner

Rick Meader, Landscape Architect, Thomas Schultz, City Attorney,

Kirsten Mellem, City Planner, Darcie Reichiten, Engineer

Certified Shorthand Reporter: Jennifer L. Wall

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Novi, Michigan.

Wednesday, May 10, 2017

7:00 p.m.

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CHAIRPERSON PEHRSON: I'd like to call to order the May 10 regular meeting of the Planning Commission.

Sri, can you call the roll, please.

MS. KOMARAGIRI: Good evening. Member Anthony?

MR. ANTHONY: Here.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Here.

MS. KOMARAGIRI: Member Giacobetti?

MR. GIACOPETTI: Here.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Here.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Here.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Here.

1 MS. KOMARAGIRI: Member

2 Zuchlewski?

3 CHAIRPERSON PEHRSON: Absent,
4 excused because he's not here.

5 If we could stand for the
6 Pledge of Allegiance.

7 (Pledge recited.)

8 CHAIRPERSON PEHRSON: Look for a
9 motion to approve the agenda.

10 MR. LYNCH: Motion to approve.

11 MR. ANTHONY: Second.

12 CHAIRPERSON PEHRSON: We have a
13 motion and a second. All those in favor say
14 aye.

15 THE BOARD: Aye.

16 CHAIRPERSON PEHRSON: None
17 opposed. We have an agenda.

18 Comes to our first audience
19 participation. We have four public hearings
20 on tonight's agenda. If there is anyone in
21 the audience that wishes to address the
22 Planning Commission on some other matter, at
23 this point, please step forward.

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

I don't believe we have any correspondence.

MR. GRECO: No correspondence other than related to the public hearings.

CHAIRPERSON PEHRSON: Committee reports? City planner reports? Sri. Good evening.

MS. KOMARAGIRI: Barbara is at a planning conference in New York this week. She will be back on Monday. We didn't have anything.

CHAIRPERSON PEHRSON: Thank you.

That brings us to our first public hearing, Princeton Park, JSP17-01, zoning map amendment 18.717. It's a public hearing at the request of Pulte Homes for the Planning Commission's recommendation to City Council for a planned rezoning overlay associated with the zoning map amendment in the OS1 office service to RM2 high density multi-family residential. Subject property

1 is approximately 24 acres and is located west
2 of Novi Road north of Ten Mile in Section 22.
3 The applicant is proposing a development of
4 125 unit multi-family attached condominiums
5 with frontage and access to Novi Road.

6 Kirsten, Sri?

7 MS. KOMARAGIRI: Thank you. I'm
8 sorry. It didn't show up on the screen.
9 There it is.

10 The applicant is requesting a
11 zoning map amendment utilizing the planned
12 rezoning overlay option to rezone the subject
13 property to RM-2 in order to propose a 125
14 unit attached single family development.

15 The subject property is
16 located west of Novi Road, north of Ten Mile
17 in Section 22.

18 It is zoned OS-1, office
19 service and is being used as vacant storage
20 lot as a long-standing legal non-confirming
21 use.

22 All properties east of Novi
23 Road across the subject property are zoned

1 and developed as I1 and I2 industrial users.
2 They are master planned for industrial uses
3 as well. Properties to the north are zoned
4 OS-1. The post office is located on the
5 property directly north of the subject
6 property.

7 The other property abutting on
8 the north is owned by the city. The
9 remaining property has an existing wireless
10 tower located. The future uses of these
11 properties are very unlikely to change.

12 The property on the south is
13 currently vacant and can be developed with
14 the existing allowed office uses, or may be
15 rezoned to master plan commercial uses.

16 The property to the west is
17 zoned R4 and is currently developed as single
18 family detached housing.

19 The property contains few
20 regulated woodlands and a large portion of
21 wetlands with an open body of water to the
22 south, which is proposed to be preserved.

23 The plan was presented to

1 master planning and zoning committee on March
2 28 of 2017. The change from office to
3 residential use received fairly good comments
4 from the committee with a note to work with
5 the staff on other plans. Plan review
6 letters summarized the recommendations
7 provided at the meeting.

8 The applicant is proposing 125
9 three-bedroom multi family units for sale
10 residential development with frontage and
11 access to Novi Road. The PRO concept plan
12 shows two detention ponds on either side of
13 the proposed entrance boulevard.

14 The detention ponds also serve
15 as screening from Novi Road frontage. The
16 concept plan also includes pocket parks and
17 pedestrian walks spread throughout the
18 development for active and passive
19 recreation.

20 All proposed internal roads
21 are private. This is not a gated community.
22 The applicant is proposing to complete the
23 construction in two phases. The concept

1 plan -- as part of the subject requirements,
2 the applicant has provided a traffic impact
3 study, a rezoning narrative and a land use
4 narrative prepared by CIP Planning along with
5 the site plans which are included in your
6 packet.

7 The applicant is proposing a
8 maximum density of 6.4 dwelling units per
9 acre. The applicant initially proposed a
10 zoning change to RN-1 with allowable maximum
11 density of 5.4. Density deviations cannot be
12 granted as part of PRO process, so the
13 applicant has changed the request to RN-2,
14 which allows the proposed density of
15 (unintelligible).

16 Staff believes that RM1 will
17 be more appropriate to the low rise housing
18 style the applicant is proposing and will be
19 more compatible with the surroundings. We
20 think it would create a more logical
21 transition between the non-residential
22 district, the major thoroughfare and a single
23 family development to the west. Staff

1 requests the applicant to reconsider and
2 revise the density to meet the Rm1
3 requirements. The proposed use, even though
4 not supported by master plan, is partly
5 justified by the proximity to the Town
6 Center. As one of the public benefits, the
7 applicant is proposing pedestrian
8 enhancements along Novi Road to increase
9 pedestrian connectivity to the residential
10 development to Novi Town Center. Without a
11 proper visual and pedestrian connection to
12 Town Center, the development will be
13 compatible with surrounding existing using
14 along Novi Road. The applicant is suggested
15 to initiate discussions with Road Commission
16 of Oakland County who has jurisdiction over
17 Novi Road prior to PRO approval to estimate
18 the feasibility of that benefit.

19 Planning is not recommending
20 approval for many reasons listed in the
21 letter. Planning recommends the applicant to
22 reconsider the proposed public benefits to
23 serve the intent of the ordinance. Also

1 recommends some changes to the proposed
2 layout, which we believe will result in
3 slightly lower density and keep it within RM1
4 and eliminate a couple planning deviations.

5 The applicant is proposing
6 private drives, public water and sewer and
7 two above ground storm water detention ponds
8 on the site. The proposed density may
9 require additional contractual sewer capacity
10 down the street of Eight Mile Road, as the
11 density increases results in high sanitary
12 sewer discharge.

13 Engineering supports the two
14 deviations identified in the letter, one for
15 not providing a stub street to adjacent
16 properties and two to reduce the distance
17 between the sidewalk and the road.

18 Engineering recommends approval.

19 The conceptual landscape plans
20 have a number of landscape deviations
21 proposed, some of which are supported and
22 some are not. The applicant agreed to revise
23 the plans to eliminate two of those

1 deviations. The others include deviations to
2 street trees, berm requirements and sub
3 canopy tree requirements as listed in the
4 motion sheet.

5 The basic concept and layout
6 indicate that there is sufficient room
7 provided to meet some of the city
8 requirements. Landscape recommends approval
9 with comments we addressed at the time of
10 preliminary site plan.

11 A minimum 0.09 acre of wetland
12 impacts are proposed. Wetlands are
13 recommending approval, noting that a wetland
14 minor use permit and authorizations to
15 encroach into wetlands buffers would be
16 required at the time of preliminary site
17 plan.

18 There are 262 regulated trees
19 on the site, of which 54 trees, about
20 20 percent of the total, are proposed to be
21 removed. Woodlands are recommending approval
22 noting that a woodland permit would be
23 required at the time of preliminary site

1 plan.

2 The city's traffic consultant
3 has reviewed the rezoning traffic impact
4 study, and notes that additional information
5 is required to determine the impacts of the
6 proposed rezoning as compared to existing
7 land use. Additional improvement along Novi
8 Road are warranted. The review states that
9 there were no background developments
10 identified near the study area, which needs
11 revising the study with the possible
12 development within the radius of the future
13 residential developments onto Novi Road. The
14 applicant has agreed to revise the plan to
15 meet the code and is not requesting the two
16 deviations identified by traffic in the
17 review letter. Traffic recommends approval.

18 Facade couldn't make a proper
19 determination of compliance with facade
20 ordinance, due to insufficient
21 (unintelligible) but the applicant agreed to
22 comply with requirements at the time of
23 preliminary site plan. Scaled elevations are

1 typically required with PRO. If deviations
2 are not identified at the time fo PRO
3 approval, the applicant has to comply with
4 the requirements at the time of preliminary
5 site plan. Facade notes that the applicant
6 shall meet the minimum 30% brick on all
7 facade and maximum asphalt requirements.

8 The site plan proposes
9 secondary emergency access with turf pavers
10 instead of the preferred asphalt paving.
11 Fire requested the applicant to design the
12 path with landscaping and/or signage and to
13 mow and keep it clear at all times for the
14 safety of the fire trucks. Fire requested
15 original comments to be addressed with the
16 revised submitted. Fire recommends approval.

17 Planning Commission is asked
18 tonight to hold a public hearing and make
19 recommendation on proposed PRO and concept
20 plan to City Council. The applicant, Joe
21 Skore, from Pulte Homes is here with his
22 engineer, Bill Anderson, and they would like
23 to make a small presentation on the project

1 and the public benefits.

2 We have a traffic consultant,
3 Sterling Frazier, and wetland consultants
4 Pete Hill and Matt Carmer, along with staff
5 to answer any questions you may have for us.
6 Thank you for your time.

7 CHAIRPERSON PEHRSON: Thank you.
8 Do you wish to address the Planning
9 Commission. If we could, could we get the
10 maps on the screen in front of us. We have
11 got nothing.

12 MR. SKORE: Good evening. My
13 name is Joe Skore. I am the director of land
14 for Pulte Homes of Michigan.

15 We are very excited about this
16 project. We feel that it will be a high
17 quality, highly successful community, much
18 like our latest grand opening in the City of
19 Novi, our Overland community, which he opened
20 probably two or three months ago. It was a
21 fantastic grand opening. We are thrilled
22 with the start.

23 Little bit of history on this

1 project. We have been working with staff on
2 this proposal for probably six or seven
3 months. We have revised the plan, you know,
4 two or three times in accordance with staff's
5 review, their comments, their suggestions.
6 Changes have been positive overall. We do
7 meet with the master plan zoning committee in
8 late March. We got some great feedback. And
9 overall, again, that was another positive
10 meeting.

11 We met with -- I think this is
12 important. We met with the residents of the
13 neighboring subdivision, Churchill Crossing
14 subdivision, which is the residential
15 community just to the west. It's contiguous
16 to this property. We initially met with the
17 HOA board, and then subsequent to that we
18 attended their annual meeting, did a
19 presentation, got great feedback, a lot of
20 great questions. And we feel -- I think
21 there is a few members of the community here
22 tonight. We feel that we walked away and we
23 feel the residents overall liked the

1 development and supported the development.

2 With that, I am going let the
3 project engineer get into, you know, the site
4 details. Thank you.

5 MR. ANDERSON: Good evening. My
6 name is Bill Anderson. I'm with Atwell. I
7 kind of want to walk through our thought
8 process on this. As you can tell, we have
9 already renamed the project, Emerson Park.
10 It was submitted as Princeton Park. There
11 was a lot of discussion with your team and
12 ours to change that and we have. Again, we
13 are excited tonight. We are looking at a 125
14 unit townhome development on 24 acres.

15 To bring you in a little bit,
16 there is our site on Novi Road, south of
17 Grand River, about a half mile from your
18 downtown core there. We have adjacent
19 residential to the west, some industrial that
20 is the CAT dealership is across the street
21 from us on Novi, you know where that is. We
22 are somewhere mid-point between Ten and Grand
23 River there, our site.

1 Next screen, please. There is
2 our parcel as it sits today. Again, it's
3 vehicle RV storage. There is some tires.
4 It's kind of a -- somewhat blighted. It's
5 been there for quite sometime. We are
6 excited about doing some redevelopment
7 opportunity on that. You will note there is
8 a pretty significant wetland pond on the
9 complex along the south perimeter of the
10 south third, has that steep slope and wetland
11 there, so that's the parcel that we are
12 talking about.

13 Next slide. As we looked at
14 the zoning, again it's currently it's an
15 office zoning, with an eye towards community
16 office, which is a little more smaller scale
17 office with multiple uses. That is where
18 your master plan wanted to go with this. We
19 looked into it -- go to the next slide,
20 please.

21 So we saw your master plan
22 with the community office, and we looked at
23 your master plan. Your master plan talks

1 about a couple things that was important,
2 relevant to us. There is a real desire in
3 the city for a full range of housing options,
4 for all residents. That was pretty clear.
5 There is an over-saturation of your office
6 inventory currently in the city, that was
7 interesting. I will talk a little bit more
8 about that later. We talked about strategic
9 residential locations. The ability to
10 consider those. A unique location may be
11 transitional parcel, an isolated site, may be
12 proximity to downtown, so there was a real
13 point to consider strategic residential
14 locations. Promote economic development is
15 important to the master plan. Preservation
16 of natural features, that's a continued theme
17 in the city here, of course. And then talk
18 about pedestrian enhancement along Novi Road.

19 Our project team -- we
20 actually consulted with a third-party
21 planning consultant, who knows the city
22 pretty well, CIB planning and talked about
23 the viability for this townhouse development

1 in this area. And what we've concluded, kind
2 of a couple of points, the proposal is really
3 a small department from the community office.
4 And we know your staff supports -- your staff
5 supports the attached residential, and so
6 does our team obviously as well. And it's a
7 small departure from the community office
8 designation in your master plan.

9 Again, there is competing
10 office districts in this area. We
11 actually -- after our first meeting with the
12 city, we reached out to the retail
13 development community and brokers to see if
14 there was a mixed use component that might
15 make sense on this site, maybe some retail up
16 front.

17 Again, we are right next to
18 the post office, so maybe something up front.
19 We actually got no interest back on that. I
20 think we have actually got some
21 communications from some local brokers
22 provided that to your staff, so we did
23 explore the opportunity of an office retail

1 component on this project.

2 This product actually
3 talked -- if you go back, please, for a
4 second. The missing middle housing. That's
5 really a gap that you guys have identified in
6 your master plan, for the millennials, the
7 young families, and our product here is
8 really going to speak to that. Proximity to
9 downtown, again, we are close there. I think
10 we do a great job, this project will do a
11 great job playing off that. Preservation and
12 natural features, I will talk about that. We
13 have support from your natural features
14 consultant for this. And it's really an
15 isolated, kind of a mid block office parcel,
16 and an isolated parcel, I will talk about
17 that.

18 Then ultimately a transitional
19 piece. We got a lot of residential single
20 family homes to our west, and there is really
21 a low scale, but industrial retail use on
22 Novi Road. So this piece offers a little bit
23 of transition.

1 Going through again, there is
2 competing office districts here. When you
3 see our site there, the townhome center has
4 office opportunities, you guys have city west
5 opportunities that's on Grand River between
6 Taft and Beck, and then there is office
7 opportunities, quite honestly, better, less
8 risky opportunities east along Grand River.
9 And there is really identified -- your master
10 plan said it, our market research has it,
11 it's a little bit of oversaturation of office
12 in the city, from an inventory perspective.
13 And again, this is really an isolated mid
14 block piece.

15 Next slide, please. There is
16 our piece down there, our site. Again,
17 looking further, we are less than a half mile
18 from Main Street, which is about a six minute
19 walk, which makes it an interesting
20 residential opportunity. Again, strategic
21 residential opportunities are something you
22 specifically identified in your master plan
23 that you guys would look at. And when I look

1 at where the downtown is, where I look at our
2 residential neighbors, I think this hits the
3 target of that particular identification
4 there.

5 Next slide, please.

6 Preservation of natural features. A little
7 bit more of the parcel. There is kind of a
8 flat area in the blue there, a minimal slope
9 change, but there is really 40 feet across
10 this site. We got steep slopes, and a large
11 wetland complex on the southern third of the
12 site. Again, nice but challenging. We went
13 out and qualified the trees and on those
14 slopes in the south central and the southwest
15 is our quality trees. There is not a lot of
16 trees on the site, but the quality ones are
17 located along that south ridge. And then
18 there is quite a bit of topo even to our
19 west. We really think the residential
20 development allowed better flexibility to
21 deal with the topography than an office use
22 does. So even from the site itself, its
23 narrow structure and what we are up against

1 with the trees and the slopes, we think the
2 residential use addresses that better.

3 Next slide, please. Again,
4 residential transition. And really I have
5 called it an isolated office. When you look
6 at it, there is our piece, again, the city
7 owns -- our neighbor -- there is a small US
8 post office right off Novi. But behind that,
9 about two-thirds of our site, there is city
10 property and also there is a flag lot, there
11 is a cell tower. So there is a lot of
12 greenery, about half of that is wetland, but
13 a lot of natural features right there. We
14 think it's probably going to be there for
15 sometime to the north.

16 To the south of us is a
17 large -- they share that beautiful wetland
18 complex and pond, that wraps around the
19 south, really impinges any significant
20 development to the south. So it really
21 isolates this 24-acre parcel, not good for
22 office, real good for residential.

23 And again, we also have that

1 strong connection to the existing homes and
2 residential to the west. So, you know, given
3 what I have to the north and the south, and
4 our neighbors to the west, we really think
5 this is a decent housing opportunity, and
6 again, the missing middle is kind of our
7 product here. And being transitional to the
8 industrial townhome, some density makes sense
9 and certainly the proximity to the downtown
10 makes sense.

11 So a little bit about the plan
12 itself. I will dive in a little bit. Again,
13 we are looking at an exclusive multi-family
14 attached residential community. We have 125
15 units on 24 acres, about 5.2 units, though
16 not a high density development. We have a
17 grand boulevard entrance with our pond
18 features, coming off Novi Road, as you see
19 there. We have a pedestrian connection,
20 which will also provide emergency access
21 along the southern pond, and a nice scenic
22 outlook. We are looking at a nice gazebo
23 over that pond feature that we are going to

1 dress up Novi Road. We got three pocket
2 parks and play structure mingled into the
3 plan, bicycle parking. Large buffers. We
4 got some really large buffers. Our closest
5 unit is 150 at least to the right-of-way on
6 Novi Road, so we are really set off Novi Road
7 with the layout of this development.

8 And then we have a great
9 vegetation buffer to the west. The only real
10 neighbors we have is the residents to the
11 west. And we have a nice vegetation buffer,
12 and we're going to put quite a bit of lush
13 landscape along that west line as well. And
14 then all of our units on this plan back up to
15 open space.

16 There is a little illustration
17 of kind of what our vision was originally,
18 coming off Novi Road that wetland pond, a
19 little gazebo up there on Novi Road really
20 pulls attention to that feature.

21 Next slide. Little bit of our
22 entryway, coming in.

23 Next one, please. Thanks. As

1 far as the -- I will just touch on these a
2 little, the PRO and community benefits.
3 Again, redevelopment potential of the
4 property. We really think this is a great
5 asset given it's location. And we want to
6 put it to work and I think the residential
7 use will do that.

8 We are increasing the buffers
9 to the west. Your office service, the way
10 it's zoned today, it's a 20-foot setback to
11 the west really are the only neighbors to the
12 west. We are proposing 82 feet minimum to
13 our western residential neighbors. Strategic
14 residential location. I think I have talked
15 about that. I think that's a real benefit
16 here.

17 Alternative housing, again,
18 the townhouse product for that missing
19 middle, that the city you guys have
20 identified in your master plan, we agree,
21 there is not enough of it. We really think
22 this product hits that arc. We are going to
23 talk about the product for a minute, shortly.

1 Site amenities. I have talked
2 about it, we got three pocket parks, a play
3 structure, a lot of pedestrian walkways
4 throughout the development. It almost has a
5 single family -- we got sidewalks both sides
6 on our ring road, a lot of site amenities in
7 the development. Adding residential to the
8 downtown area, and we talked a lot about
9 this, and I know you heard staff kind of talk
10 about maybe a little bit less density. We
11 really think the way to go is the density of
12 this location. We meet all your building
13 setbacks. The scale of our buildings are
14 nice. It's only a two story product. We
15 think this is the place to add density. You
16 have a lot of economic investment in your
17 core downtown area, the way to the successful
18 downtown is getting bodies there. We are
19 right down the street. We think this is a
20 perfect add to your townhome area. And as
21 part of our PRO, our benefit, we are talking
22 about pedestrian enhancement on Novi Road.
23 That was suggested during staff meetings as

1 well. We are proposing \$90,000 investment of
2 different amenities along Novi Road.

3 Obviously it's subject to Road Commission
4 approval, but the next slide talks about a
5 couple things we will do, that we could
6 propose along Novi Road.

7 That's a Google shot of your
8 Main Street, which is again just a half mile
9 from our site. You got tree planter boxes.
10 You got tree plantings. And there is -- it's
11 kind of hard to see, you've got light
12 fixtures there. We look at a combination of
13 maybe extending those streetlight fixtures,
14 some tree planters along Novi Road, still
15 extending that pedestrian feel along Novi
16 Road from Main Street. And again, it's about
17 1,700 feet from Main Street, our site is.

18 Just a little bit about our
19 townhome product. It's a two story product,
20 which I think is a good scale. Again, it's
21 not a highrise. Certainly, I think it's a
22 good scale to what's out there, both the
23 industrial retail on Novi Road is lower scale

1 and certainly the residents. Our units are
2 about 1,850 feet square feet units all three
3 bedroom, that provide flexibility of use for
4 the millennials and the young families that
5 we really think we are going to attract here.
6 Two and a half bathrooms, every unit has a
7 two car garage and it's maintenance free
8 living. We are going to have professional
9 landscaping, snow removal, lawn care, all
10 those things. That's kind of where we are at
11 with the elevations.

12 Certainly as we come to the
13 site plan, we will provide some more of that
14 stuff, but that's the flavor of the
15 townhomes. It's a great seller. I know
16 Pulte does a lot of testing of their product
17 and feedback. It's been successful in the
18 midwest and the northeast, and we are excited
19 for this location here.

20 Think that's it, and we are
21 both available for any questions you or the
22 public may have. Thank you.

23 CHAIRPERSON PEHRSON: Thank you.

1 Appreciate it. This is a public hearing. If
2 there is anyone in the audience that wishes
3 to address the Planning Commission on this
4 matter, please step forward.

5 State your name and address,
6 please.

7 AUDIENCE PARTICIPANT: My name
8 (unintelligible) Arora. We are on the west
9 side right behind you, where you're planning
10 to build. We have recently had a lot of
11 break-ins into our subdivision, Churchill
12 Crossing. And I think that even though -- I
13 mean, I like the residential more than the
14 commercial but I think this definitely
15 exposes us to more break-ins because we are
16 getting more access to people. So how would
17 you respond to the safety that you --

18 CHAIRPERSON PEHRSON: Ma'am, we
19 don't ask -- just ask us the questions. We
20 will transpose.

21 AUDIENCE PARTICIPANT: I think
22 our biggest concern is the safety. There
23 will be more exposure to our subdivision. So

1 how would you respond to that?

2 CHAIRPERSON PEHRSON: We will
3 address that in our conversation.

4 AUDIENCE PARTICIPANT: What about
5 the traffic? Because I have seen lately, it
6 used to take five minutes to make it to the
7 highway, and over the years, I think it takes
8 me about a half hour because it's just too
9 many people and lot of congestion on the
10 road. Just to get to the highway it's like
11 an additional 15, 20 minutes, even though
12 it's about a mile and a half from where we
13 live, so that is another concern that I have.
14 The number of people involved on the road.

15 CHAIRPERSON PEHRSON: Okay. Did
16 you get her name?

17 THE REPORTER: No.

18 CHAIRPERSON PEHRSON: Can we have
19 your name.

20 AUDIENCE PARTICIPANT: Last name
21 Arora, A-r-o-r-a. Thank you.

22 CHAIRPERSON PEHRSON: Please
23 state your name and address.

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AUDIENCE PARTICIPANT: Sure.

Good evening. My name is Chris Knoll. My address is 24492 Cavendish Avenue East. Like her, my property backs to what is currently, and what I believe to be long-term protected wetlands. My primary concern has to do with my property value declining as a result of the view being degraded. The primary reason we purchased the property we are in had to do with that view. So we looked at what we thought was protected wetlands, and we are attracted to Novi, based on that particular parcel, which is now granted, 82 feet, is -- you know, better than 20 feet, but right now I think those few cars and things that are parked back there, it's quiet, and it's very far in the distance. I can barely see it through the tree, now I am going to be looking at stacks of buildings. So, that's my concern.

CHAIRPERSON PEHRSON: Thank you.

Anyone else?

MR. ANDERSON: My name is Daljee

1 Arora. I have a few concerns. I am excited
2 to see a new subdivision is coming, but at
3 the same time my concerns are, one, the value
4 of the house, that my friend said, because of
5 the -- and losing the privacy of our -- the
6 condos coming in will impact the house value
7 that's there. As you know, as a real estate
8 agent, if you don't find a house that's
9 solely (unintelligible) you go one mile
10 around the area, some comparison can be done.
11 I don't know how it's going to impact the
12 value. So that's the one thing.

13 Privacy, I think the opening
14 of the housing security, we don't know -- now
15 we go freely and play out there, kids play
16 out there. What going to happen, worry about
17 somebody watching us, and what they will be
18 doing. Traffic on the road, on Novi Road,
19 getting congested right now, it's beautiful,
20 you go out, talking about 125 new houses and
21 condos there, husband and wife, kids, three
22 people per house, you know, 475 cars extra on
23 Novi Road.

1 What happens to the pollution,
2 what happened to the green that we are
3 thinking of. Even though we are expecting if
4 something happened there, we are hoping at
5 least on the other side a lot of trees will
6 be planted, to make it more dense and right
7 now, looks like once this is built, things
8 will be clean, but then they will be exposed
9 to that area. So that's another concern.
10 Pollution, of course, there will be more, 475
11 cars, the pollution will be there.

12 Preservation, I think
13 preservation is already there, it's already
14 declared as a wetland. So I don't see that
15 as a concern. Yeah. The value is most
16 important. Somebody would come and say 100K
17 or something, whatnot, but I think that
18 values is the concern and the privacy and the
19 pollution. Thank you.

20 CHAIRPERSON PEHRSON: Thank you,
21 sir. Anyone else?

22 AUDIENCE PARTICIPANT: Good
23 evening. I am Soma Suryadevara, 24656

1 Patrick (ph) Drive. I also live on the west
2 subdivision neighboring to the
3 (unintelligible). The concerns I have our
4 homes are valued right now at 500K plus. Now
5 we are going to get a subdivision next to us
6 which is 340K. So our value is going to come
7 down. That's one concern. The second one
8 was when Pulte Homes came to our homeowners
9 association annual meeting, there was a
10 proposal to connect with the back of our park
11 to our south, northeast side of the
12 subdivision. So I don't know if that is
13 still on or if it's not. If it's on, then
14 that's going to invade our privacy. Because
15 that's not really connecting the
16 (unintelligible). That is a commercial
17 zoning right now, and the city wants those
18 last. Those are my concerns. Thank you.

19 CHAIRPERSON PEHRSON: Thank you,
20 sir. Anyone else? Seeing no one in the
21 audience, I think we have some
22 correspondence.

23 MR. GRECO: We do have some

1 correspondence. The first is from a Dr. G,
2 I'm not sure, Khan, 24468 Cavendish Avenue.
3 Objects to the project because of the
4 privacy, and anticipates lower values of his
5 or her home. Would encourage planting of
6 trees to provide privacy to the existing
7 homes.

8 The next correspondence we
9 have is another objection. This is from Adam
10 Erickson and Elaine Palvos. Concerned with
11 the property values, due to the elimination
12 of natural view in the back and concern with
13 security and noise with the neighbors,
14 proposed neighbors.

15 And then another objection by
16 (unintelligible), also objects. Because the
17 residents of Churchill Crossing will lose
18 privacy, loss of vegetation, diminished home
19 values, increased traffic, loss of security,
20 due to direct access from behind homes from
21 Novi Road to Churchill Crossing. That
22 concludes the correspondence.

23 CHAIRPERSON PEHRSON: Thank you.

1 With that information, we will close the
2 public hearing on this matter, turn it over
3 to the Planning Commission for their
4 consideration. Who would like to start.

5 Member Anthony.

6 MR. ANTHONY: Great. First I
7 want to start with staff. In the letter from
8 Atwell to city staff. At one point when
9 they're talking about public benefits, public
10 benefits for rezoning, their item two.
11 Increased buffers to the west.

12 The development proposes an
13 approximately 160 feet setback to the nearest
14 residential unit to the west, and natural
15 wetlands and trees along the property line
16 are being preserved to the greatest possible
17 extent. So let's examine that for a moment.

18 So when they're saying the 160
19 feet, is that simply an argument of from the
20 back of someone's home building to building,
21 as opposed to the setback?

22 MS. KOMARAGIRI: Yes.

23 MR. ANTHONY: For this, our

1 property setbacks are traditionally 75 feet?

2 MS. KOMARAGIRI: Yes. On all
3 sides.

4 MR. ANTHONY: Currently what is
5 proposed for those setbacks?

6 MS. KOMARAGIRI: They are in
7 compliance with setbacks on the west on the
8 south and in the front, but they're asking
9 for a deviation for setbacks on the north.
10 They're proposing 35 when 75 is required.

11 MR. ANTHONY: Let's set the north
12 aside. I will come back to the north. Let's
13 finish with the argument with the west and
14 the buffer, the connection to Churchill
15 Crossing.

16 So let's first look at the
17 wetlands. One concern was that the size of
18 the wetlands and would this development
19 reduce the size of the wetlands. And if I
20 recall in the past being back there myself,
21 they're actually posted by the DEQ. So
22 perhaps if we have our wetland consultant, I
23 can direct questions some on that.

1 MR. HILL: I'm Pete Hill with
2 ETC.

3 MR. ANTHONY: Thanks Pete. So
4 when we talk about wetlands, let's make a
5 distinction between the state designated
6 wetland and the city designated wetland.

7 Just for my benefit we can go
8 through later in a detailed explanation of
9 what the difference is there.

10 The wetland behind Churchill
11 Crossing or between this property. I believe
12 correctly I thought it was a state hosted
13 wetland size, is that correct or incorrect?

14 MR. HILL: That is correct.
15 There is also -- on the Churchill Crossing
16 property, there are areas of wetland
17 mitigation that would, I believe, have
18 signage in terms of, you know, a sign saying
19 this is a wetland conservation easement and
20 it was constructed. I think one of the
21 residents talked about he may back up to one
22 of those areas, which are adjacent to a
23 wetland that runs, you know, north/south,

1 along the western edge of the subject
2 property.

3 MR. ANTHONY: Since that was an
4 abatement for a state regulated wetland, it
5 would still fall underneath being a state
6 regulated wetland necessary for the abatement
7 -- (inaudible).

8 MR. HILL: That's correct.

9 MR. ANTHONY: So the distance,
10 when we look at the Churchill Crossing back
11 property line, and the beginning property
12 line of the proposed development, what's the
13 dimension of that wetland, how far does it go
14 over, for instance, into the new proposed
15 property boundary?

16 MR. HILL: I don't have a good
17 answer standing here. One of the figures
18 that was previously -- I think that one -- if
19 we can find a scale -- well, is that an
20 80-foot setback?

21 MR. SKORE: It's 20 to 25 feet.

22 MR. ANTHONY: Here I'll tell you
23 really where my line of questioning is going

1 now that we have the picture up there.

2 So often when we draw those
3 lines, we can sit in front of the computer
4 with a cad program, that does measurements,
5 and kind of eyeball where that wetland line
6 is. But it really requires a wetland survey
7 to go and flag and to survey that line in
8 order to know precisely where it is.

9 Is that line depicted
10 accurately or is that line further to the
11 west, which, if so, would provide the
12 residents with an even greater buffer.

13 MR. HILL: As part of our current
14 review of the plan, the wetland was flagged
15 by the applicant's wetland consultant and
16 part of our review included seeing whether or
17 not we agreed with that line on the ground
18 and we did.

19 MR. ANTHONY: You do, okay. Now,
20 is there a requirement with the distance that
21 the building can be or is it that landscaping
22 can be from the wetland line in order that
23 the activity does not damage the wetland?

1 MR. HILL: The city does have a
2 25-foot wetland and water course setback
3 ordinance -- setback requirement.

4 And the applicant is meeting
5 that by protecting the 25-foot setback from
6 the wetland in question.

7 But in terms of -- yeah, I
8 will leave it at that. The 25-foot
9 setback --

10 MR. ANTHONY: So in meeting their
11 75 foot setback requirement, they also end up
12 meeting their 25-foot wetland setback
13 requirement, is that -- am I understanding
14 that correctly?

15 MR. HILL: I believe so. Yes, no
16 construction is proposed within the 25-foot
17 wetland setback.

18 MR. ANTHONY: Okay. That's good
19 on the wetland. Thank you.

20 Now I am going to come back to
21 the landscape. Of the problems with the
22 landscaping, it's really nice in the spring
23 and summer when all those bushes are full

1 with those leaves. But when the trees drop
2 their leaves and when the bushes drop their
3 leaves, you see right through it, you feel
4 those buildings right in your backyard.

5 Is there a way to modify that
6 landscaping that becomes more four season
7 landscaping or some of the features that
8 maintains privacy and indirectly security?

9 MR. MEADER: I am quite sure
10 there was a good mix of evergreens as well as
11 deciduous trees along -- also there is a
12 pretty tall berm that they're leaving, so,
13 you know, it's not going to be like a forest
14 there, but they do have it pretty densely
15 landscaped along that edge with a mix of
16 trees.

17 So I was comfortable with what
18 they were providing.

19 MR. ANTHONY: All right. Let me
20 move over to the northern boundary, where
21 they want to reduce that setback.

22 So the property to the north,
23 is that owned by the city other than

1 obviously the post office isn't.

2 MS. KOMARAGIRI: Not exactly.
3 The front part is owned by the post office,
4 the back is owned by property which has a
5 wireless tower on it. And like this one --

6 MR. ANTHONY: The part that's
7 back towards Churchill Crossing, the portion
8 that is owned by the city.

9 MS. KOMARAGIRI: That's owned by
10 the wireless.

11 MR. ANTHONY: By the wireless,
12 okay.

13 MS. KOMARAGIRI: This is the one
14 that's owned by the city.

15 MR. ANTHONY: So the wireless,
16 they're using it for the tower, it's unlikely
17 that other uses would come in there.

18 MS. KOMARAGIRI: That's our
19 understanding.

20 MR. ANTHONY: And the city,
21 what's the plan the city has with that
22 portion? Are they going to leave that green
23 space?

1 MS. KOMARAGIRI: As of now, the
2 city doesn't have any plans. We checked with
3 our parks department to see if they had any.
4 As of now, I think the city has the property
5 to protect the buffers and nature features.
6 We can't speak of future.

7 MR. ANTHONY: All right. Let me
8 go to another item now that -- we will look
9 at screening and landscaping.

10 This is for the developer. So
11 in hiring CBI, planning, which I like that
12 you hired them to take a look at this. If we
13 also look at the city's argument, and why
14 this could be residential, you might actually
15 want to go to the podium. I will ask you
16 direct questions, they will want it all on
17 the record.

18 So, when initially looking at
19 this property, we are looking at rezoning an
20 area that's commercial or that's targeted for
21 office space, dead smack right in the middle,
22 a line right through it is coming in high
23 density residential. Initially when you look

1 at it, intuitively asks the question why.

2 So now when we dig into asking
3 the question why, the argument becomes that
4 the reason why, is your proximity limit to
5 the downtown and that we are further
6 facilitating a walkable community and
7 integrating the community.

8 And, you know, even have your
9 consultant say one of the key benefits of
10 your development is the neighborhood
11 connector path to the sidewalks. It goes
12 onto how you will connect this with the
13 downtown.

14 We look at what the city put
15 together, addressing their non-motorized
16 improvements and we have a mention of 90,000.
17 Then we also go into the woodlands and trying
18 to preserve the woodlands. The problem I
19 have then is if I go along with the logic of
20 the reason you can rezone this office space
21 to residential is that it creates connective
22 lines that are walkable, consistent with our
23 non-motorized master plan, to the downtown

1 area, you should see that. Yet when I look
2 at the basic plan, I don't see anything. I
3 saw some pictures today.

4 So, I don't really know what
5 the development would bring to help that
6 connection other than what we talked about
7 today, just didn't see it in the actual
8 material that we looked at today.

9 MR. ANDERSON: Again, our intent
10 is to make an investment of that Novi Road
11 corridor there, between the Main Street and
12 our development. And some of the elements we
13 are talking about is maybe extending that
14 Main Street streetlight element on Novi Road,
15 maybe some planter boxes consistent the Main
16 Street, some of that hard scape that kind of
17 extends that Main Street down to our
18 property. That's something we will be
19 working on as we dwell into the detail on
20 that, and we are committing a dollar value of
21 doing that. It's really enhancing -- there
22 is already nice sidewalks there. If we did
23 nothing, there is great pedestrian capability

1 from the site to your corridor, sidewalks
2 both sides. We are going to enhance that
3 pedestrian experience and look to visually
4 pull that Main Street down either by
5 streetlights, some planters, those types of
6 elements within the right-of-way down to our
7 site.

8 And again, you guys own -- the
9 city owns the property adjacent to us and
10 quite a bit of property just to the north of
11 us. Maybe some of that enhancement could go
12 towards right -- your entryway as well.

13 MR. ANTHONY: Good. Thank you.
14 And with -- you know, with this development,
15 so it's getting on board with the rezoning
16 for me, for the residential. The argument
17 being that it's going to connect with our
18 downtown, which I like that argument. I just
19 don't have enough stuff here to look at to
20 say in certainty that it's not going to
21 change, you know, after I express the votes.
22 I feel like I don't have enough.

23 And the other part is I

1 remember when I was looking by my own house
2 in Novi, being a Novi resident, looking at
3 Churchill Crossing, and I remember looking at
4 the zoning and looking at those homes, and
5 those lots that were along that wetland,
6 which is why I know that the signs are there.
7 I looked at the zoning and I saw that the
8 zoning was office and I thought, well, you
9 know, that won't be too bad because office
10 will be like the type of like physical
11 therapy, small medical office when you look,
12 what's right through there. So not nearly
13 that density.

14 So I could relate with the
15 feeling. So with that, that's where I would
16 also feel like I need more certainty on the
17 vegetation really providing a four season
18 screening. I am just trying to look at
19 what's in front of me and what's concrete, so
20 that when I give a vote that I am confident
21 that what's concrete would go through, and we
22 have had good discussion, I just don't see
23 the concreteness. I don't know if I made up

1 a word.

2 CHAIRPERSON PEHRSON: I think you
3 did.

4 MR. ANDERSON: To the neighbors,
5 this is a two-scale townhome development.
6 It's not the mid rise. It's really not a
7 high density. It's 5.25.4. I hear what
8 might be allowed, but you guys are approving
9 this density, and it's 5.2. It's really the
10 two scale unit is really consistent, so that
11 you have that smaller scale backing up to the
12 single family home from upscale one. There
13 is existing vegetation. We are going to
14 supplement significantly more vegetation
15 there, and whatever we can do to augment that
16 even beyond what we have, we are willing to
17 do that. Because we really only have six or
18 seven neighbors and they're probably all here
19 tonight that are immediately impacted.

20 Again, I guess to the point of
21 you want to see it, all I can say is, if you
22 sit back, it's the site of the proximity to
23 the Main Street. Your downtown core is right

1 there. It's a great Novi Road, it ties right
2 there. It's physically less than a half a
3 mile away. That's what's going to make this
4 a successful use for that. And given what I
5 have on each side of me, it really is not a
6 good office use. It is a great strategic
7 residential use.

8 MR. ANTHONY: I like the concept
9 of supporting our downtown, it needs the
10 density. I almost bought one of the lots you
11 guys lived in, so I know exactly the view
12 that you're looking at and the expectation to
13 change it. So that's why I want to make sure
14 that with this change, that -- you know, that
15 those citizens, those homes are well taken
16 care of. Thank you.

17 CHAIRPERSON PEHRSON: Thank you,
18 Member Anthony. Anyone else? Member Greco.

19 MR. GRECO: Through the Chair,
20 Sri, was there additional information -- I
21 notice the thing is not making a
22 recommendation. Is there additional
23 information that we would be waiting for from

1 the applicant or some questions to be
2 answered?

3 MS. KOMARAGIRI: There was a few
4 clarifications. I think we are on board, we
5 support the use to be changed to residential.
6 We just -- the kind of housing they're
7 proposing, low rise, low residential meets
8 well with the RM1 requirements. The RM2 is
9 mostly for high rise, high density, tall
10 apartment style buildings.

11 So to keep with our -- so we
12 think RM1 would be a better fit, so for them
13 to achieve that, they have to bring the
14 density from 6.425.4, which is the maximum
15 allowed for the RM1.

16 They are also asking for a
17 deviation for a number of rooms. The maximum
18 allowed is 4.3, they're proposing 500.

19 So I think a few -- there is
20 some concerns within the property with regard
21 to the placement of houses, like the variance
22 for houses according to the storm water
23 retention pond, we think they are too close,

1 it may not be safe for people on the patio.
2 And when we asked, they revised the plan a
3 little bit to meet the requirements for the
4 distance between the buildings, which made
5 the central courtyard smaller, and there was
6 proposed from east to west in the center
7 courtyard, which is no longer being proposed
8 now, so we just think that if they can reduce
9 the density a little bit, the deviations can
10 be reduced a little bit and it will fit well
11 with the zoning map as well.

12 When you look at the zoning
13 map, we recently approved the
14 (unintelligible), which we chose to rezone
15 from OS1 to RM1 as well, similar concepts,
16 similar style. Going in that line, we think
17 that RM1 would look -- better transition on
18 the zoning map, next to OS1 and (inaudible).

19 MR. GRECO: Thank you.

20 CHAIRPERSON PEHRSON: If I might,
21 compliments what Member Anthony said. I
22 appreciate the dollar value that you threw
23 out there to add the hard scape for whatever

1 amenities along Novi Road. I would like to
2 see a little bit more detail of that. I
3 don't know what \$90,000 buys you as far as
4 trees, planters, lights. I would like to see
5 some more detail relative to that as well.

6 Member Greco.

7 MR. GIACOPETTI: Before you make
8 a motion, I'm struggling with understanding
9 what the city's plans are for the adjoining
10 real estate, and would influence my decision.
11 There is a post office, but what I would call
12 a postage stamp parcel that's completely
13 blocked by other properties or for -- it's
14 more like a pan handle. But to me, what -- I
15 am warming to this development. I think it
16 looks like a great plan, but it works when I
17 think we have more comfort knowing what's
18 going to be -- what the potential is for
19 what's going to be surrounding it. And I'm
20 frustrated with the city's lack of -- I
21 guess, lack of plan for this property if
22 there is one. If there isn't, should it be
23 sold. I mean, is it property that should be

1 sold, is it property that should be developed
2 into a park. Again, I feel awful for the
3 developer because it's not -- they're kind of
4 caught between a rock and a hard place, you
5 know, parcels that we don't know what we are
6 going to do with.

7 So, I mean, I don't know who
8 the best individual would be to address those
9 concerns. If it's someone from the parks
10 department, or maybe we can make a
11 recommendation. I mean, it seems -- there is
12 some really changed parcels there. And
13 what's going to happen to them. And there is
14 a traffic light in front of the post office,
15 it would be nice if that tied into the
16 development, frankly, so we wouldn't need
17 another entrance. That to me would make it
18 feel like it didn't come up on Novi Road, if
19 this development was set further back, it
20 would feel like much, much, much more of a
21 transition from the Church Crossing into this
22 development.

23 But I like where this project

1 is heading. I like that it's adding some
2 dense housing options closer to the downtown.
3 I think the developer may have a lot -- a few
4 adjustments since we first saw this plan.

5 But I do agree with the other
6 members, I think there is some more work to
7 be done. I want to see some more tangible
8 plans from my case, the city, but also in
9 terms of what \$90,000 buys us in terms of
10 creating a pedestrian corridor, preferably
11 not something that, you know, is good for
12 five years, but, you know --

13 MR. SCHULTZ: I was going to --
14 Sri was talking, but she didn't have a chance
15 to look it up, but I was able to look it up
16 on the city map, so that post office area,
17 it's obviously not owned by the city, but the
18 blue next to that, that is city owned. The
19 other flag. So Novi with the skinny flag
20 pole, that is owned by the cell wireless
21 company, then the piece up above is city
22 property.

23 So certainly if you're looking

1 for information at the next meeting, what the
2 city has planned for that -- there may not be
3 anything, matter of fact for the city, just
4 maybe -- I think it was acquired as part of
5 some right-of-way project or something.

6 CHAIRPERSON PEHRSON: At least we
7 could have knowledge of what it is.

8 Member Greco.

9 MR. GRECO: In the matter of
10 Princeton Park, JSP17-10, and zoning map
11 amendment 18.707 motion to postpone making a
12 recommendation on the proposed PRO and
13 concept plan to allow the applicant time to
14 consider further modifications to the concept
15 plan as discussed in the review letters, or
16 provide additional use of open space on the
17 site, prior to consideration by the City
18 Council to rezone subject property from OS1,
19 office service to RM2, high density
20 multi-family residential, with the planned
21 rezoning overlay, and for the city to
22 consider the information that's been
23 requested by the commission and mentioned and

1 address the issues by Member Anthony, Chair
2 Pehrson and Member Giacometti and for the
3 reasons set forth in the motion sheet.

4 MR. LYNCH: Second.

5 CHAIRPERSON PEHRSON: We have a
6 motion by Member Greco, second by Member
7 Lynch. Any other comments? Member Avdoulos.

8 MR. AVDOULOS: To the applicant,
9 what is -- what is the density now that you
10 have on the site? The RM1 is 5.4, is that
11 correct, Sri? RM1 is 5.4?

12 MS. KOMARAGIRI: Yes.

13 MR. AVDOULOS: Then currently --

14 MS. KOMARAGIRI: They are
15 proposing 6.4 now.

16 MR. ANDERSON: 6.4 on that. It's
17 5.2. Part of the problem -- we have a three
18 and a half acre wetland and you guys use net
19 density for your calculation, so on a net
20 basis, we are over your RM1. We actually --
21 initially, the first three submittals were
22 looking at RM1 and we talked to Sri probably
23 three weeks ago, and kind of at the

1 suggestion of staff went to RM2, which
2 allowed the higher density, never really
3 changing our plan.

4 MR. AVDOULOS: So keeping the
5 same amount of units?

6 MR. ANDERSON: Yes. Our building
7 setbacks are all right there. We are not
8 trying to jam buildings close. We meet all
9 your building setbacks. It's pretty low
10 scale building, so from a density
11 perspective, you guys have a pretty complex
12 room count issue. That's really it. We are
13 looking at a three room unit for each of the
14 units, so --

15 MR. AVDOULOS: If you followed
16 that, what would it reduce your unit count
17 to?

18 MR. ANDERSON: I honestly don't
19 know because I'm 60 bedrooms off from your
20 chart. I think I have 423 rooms.

21 MR. AVDOULOS: About 20 units.

22 MR. ANDERSON: It's a significant
23 problem. And again, we have talked that the

1 density -- I mean, does that feel right. I
2 think it feels right, given the location for
3 it. I have too many rooms in this
4 development. I can't just eliminate closets
5 because you guys determine a bedroom is a
6 room is a room. Our buyers like these rooms,
7 again, they're 1,850 square feet, but there
8 is a lot rooms in there -- you guys have a
9 room chart, that sets the density. I am
10 really stuck in a box here on how to get that
11 issue. I really am.

12 MR. AVDOULOS: Okay. Then the --
13 I know a number was thrown out there. Are
14 these ranging in the 340 range?

15 MR. SKORE: Yes, in terms of a
16 price point, you know, it's a little
17 difficult to say because we offer upgrades
18 and options and premiums. But if I had to
19 guess sitting here today, this is obviously,
20 you know, well into the future. If I had to
21 guess, at that time, these will most likely
22 sell for a range, between again, all end,
23 options premium, 350 to \$400,000. I could be

1 conservative with that number though, too.

2 MR. AVDOULOS: That's all I have.

3 Thank you.

4 CHAIRPERSON PEHRSON: Member

5 Giacopetti.

6 MR. GIACOPETTI: Concerning the
7 motion to postpone, I had a question for the
8 applicant.

9 In terms of the discussions
10 with the Oakland County Road Commission and
11 putting some meat around this -- the
12 walkways, how long will that take you to put
13 together? I mean, we need to postpone this
14 like until the next meeting?

15 MR. ANDERSON: I was going to say
16 probably within the next 30 days we ought to
17 get their attention and take a look at things
18 and see what we can do and certainly talk to
19 your staff about it.

20 MR. GIACOPETTI: Thank you.

21 CHAIRPERSON PEHRSON: Sri, can
22 you call the roll.

23 MS. KOMARAGIRI: Member Anthony?

1 MR. ANTHONY: Yes.

2 MS. KOMARAGIRI: Member Avdoulos?

3 MR. AVDOULOS: Yes.

4 MS. KOMARAGIRI: Member

5 Giacopetti?

6 MR. GIACOPETTI: Yes.

7 MS. KOMARAGIRI: Member Greco?

8 MR. GRECO: Yes.

9 MS. KOMARAGIRI: Member Lynch?

10 MR. LYNCH: Yes.

11 MS. KOMARAGIRI: Chair Pehrson?

12 CHAIRPERSON PEHRSON: Yes.

13 MS. KOMARAGIRI: Motion passes

14 six to zero.

15 CHAIRPERSON PEHRSON: Thank you,

16 gentlemen, appreciate it.

17 Next on the agenda is Hino

18 Motors, USA FKA, JSP 17-02. This is a public

19 hearing at the request of D & G Investment,

20 preliminary site lane, land bank parking,

21 non-minor wetland permit, woodland permit,

22 storm water management plan approval.

23 The subject property is

1 located in Section 16, southwest corner of
2 Twelve Mile Road and Taft Road and is zoned
3 OST, office service technology. The subject
4 property, the parcel is approximately 15.56
5 acres. The applicant is proposing to build a
6 124,418 square foot building along with
7 associated site improvements, along with
8 parking, and utilities. The proposed site
9 plan is also proposed to land bank 77 parking
10 spaces of 398.

11 MS. KOMARAGIRI: Sri.

12 Thank you. The subject
13 property is 30.5 acres and is located in the
14 southwest corner of Twelve Mile and Taft
15 Road. It was recently rezoned from RA
16 residential acreage to OST, office, service
17 technology, on March 13, 2017.

18 It is surrounded by OST on the
19 west and residential acreage on the east and
20 south, and I1 on the north across Twelve Mile
21 Road. Future land use map indicates office
22 research development technology for this one
23 and surrounding properties on the east, west

1 and south. The properties to the north are
2 identified as industrial research development
3 and technology. The property has some
4 regulated wetlands and woodlands.

5 The applicant is proposing to
6 build about 124,418 square foot two story
7 building to serve as headquarters for Hino
8 Motors. The proposed site plan also includes
9 associated site improvements, including
10 parking and utilities.

11 The proposed site plan also
12 proposes to land bank up to 77 parking spaces
13 of the 398 required spaces. Approval of land
14 banking of parking lot construction shall be
15 granted only upon Planning Commission
16 findings as listed in Section 5.2.13.E, also
17 included in the motion sheet. Planning
18 recommends approval.

19 Site access is proposed by a
20 new curb cut in Twelve Mile Road and
21 secondary access by a new curb cut in Taft
22 Road. Taft Road may be potentially realigned
23 due to its current alignment with the

1 existing railroad adjacent to the
2 intersection of Taft and Twelve. The
3 realignment has the potential to affect
4 several site elements.

5 City council and the applicant
6 has agreed upon a memo of understanding which
7 allows the applicant of the certain
8 flexibilities to the requirements to revise
9 the site plan in order to accommodate for
10 potential future realignment of Taft. The
11 memo is included in the packet as well.

12 Storm water would be collected
13 by a single storm sewer collection system and
14 detained on site. Engineering initially
15 wasn't recommending approval due to absence
16 of storm water management plan, however, the
17 applicant submitted a revised site plan and
18 engineering is currently recommending
19 approval. I apologize. The latest review
20 letter was left out of the packet. All the
21 comments with regard to water and sewer still
22 apply. The memo of understanding has
23 approved the extent of the proposed water

1 main and it's location as shown on the plan.
2 Engineering has required some additional
3 information upgrades of the size of the water
4 line and easements to allow for future
5 extension of the water main as required
6 providing -- to provide service for
7 surrounding properties.

8 The applicant has also
9 requested to waive their requirement of the
10 sidewalk along Taft as it may be demolished
11 when Taft Road is realigned. Staff supports
12 the waiver, provided the applicant pays the
13 city the current construction cost of the
14 pathway into the city sidewalk fund as
15 approved by the city engineer.

16 Engineering recommends
17 approval with additional details to be
18 submitted at the time of final site plan
19 submittal.

20 The site plan is in general
21 conformance with the zoning ordinance except
22 few deviations identified in the landscape
23 review letter. Staff supports the waiver for

1 absence of the berm along entire Twelve Mile
2 frontage, for not providing berm along a
3 small portion along Taft Road frontage,
4 reduction in required greenbelt trees and
5 reduction of interior parking lot trees.
6 Staff would support the waiver for reduction
7 of parking lot perimeter trees if proposed
8 trees along the perimeter are not counted
9 towards woodland replacement. Landscape
10 recommends approval.

11 The site plan would require
12 non-minor wetland permit for the proposed
13 impacts, and letter of authorization for
14 impacts to the buffers. No additional direct
15 impacts the wetlands and wetland buffer
16 appear to be proposed for the land bank
17 parking. However, as per the memo, the
18 impacts are not assessed at this time. The
19 site plan impacts for the review (inaudible).
20 The site plan is proposing to remove 116 of
21 273 regulated trees on the site, about 42
22 percent, which would require a woodland
23 permit. The removals require 191 replacement

1 tree credits. The applicant has provided all
2 replacement credits on site. However, the
3 applicant is requested to either relocate or
4 pay into the tree fund for the replacement
5 trees provided in the potential Taft Road
6 realignment area and along parking lot
7 perimeter. Wetlands and woodlands are
8 recommending approval with additional
9 comments to be provided at the time of final
10 site plan.

11 The applicant submitted a
12 traffic impact study as required. A right
13 turn taper is required at the proposed
14 driveway. Traffic recommends approval of the
15 study and the site plan with additional
16 information to further clarify the findings
17 of the study.

18 The proposed design is in full
19 compliance with the facade ordinance. Facade
20 recommends approval. A sample board is
21 submitted.

22 Fire recommends approval with
23 additional comments to be addressed at the

1 time of final site submittal.

2 Planning Commission is asked
3 tonight to approve the preliminary site plan
4 with land bank parking, wetland permit,
5 woodland permit, for the rest of the site
6 except the land bank parking and storm water
7 management plan. Bruce Brickman and Teresa
8 Bruce from General Development with
9 representatives from Hino Motors, if you have
10 any questions for them. Staff and
11 consultants are on stand by for any questions
12 for them. Thank you again.

13 CHAIRPERSON PEHRSON: Thank you,
14 Sri. Appreciate that.

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

17 MR. BRICKMAN: Bruce Brickman,
18 General Development Company. Any questions?

19 CHAIRPERSON PEHRSON: If you want
20 to make a presentation -- otherwise --

21 MR. BRICKMAN: We are proposing
22 here to put the new Hino North American
23 headquarters facility. Hino is currently in

1 Novi and Farmington Hills. And they're
2 relocating out of Farmington Hills and
3 aggregating their space into this new 125,000
4 facility that will serve as their North
5 American headquarters and R and D center.

6 We tried very hard on this
7 site, as you can see from some of the
8 information shown up there, to work around a
9 variety of wetland areas and squeeze the
10 project in there without affecting those
11 wetland pods and then also working with the
12 city at a late date to adjust the site in
13 order to allow for what could be the
14 potential future Taft Road realignment. So,
15 we have worked very closely with the city on
16 this to try to make it work for everybody.

17 CHAIRPERSON PEHRSON: Okay. Is
18 that it?

19 MR. BRICKMAN: That's it.

20 CHAIRPERSON PEHRSON: If we have
21 any questions, we will ask you up. This is a
22 public hearing. If there is anyone in the
23 audience that wishes to address the Planning

1 Commission on this particular public hearing,
2 please step forward.

3 Seeing no one, I don't believe
4 we have any correspondence.

5 MR. GRECO: We do not have any
6 correspondence for this public hearing.

7 CHAIRPERSON PEHRSON: With that,
8 we will close the public hearing at this
9 point, turn it over to the Planning
10 Commission. Member Anthony.

11 MR. ANTHONY: Quick question for
12 you, this will be much quicker than my last
13 set of questions.

14 So, with the Taft Road
15 realignment, when I look at the engineering
16 drawings, and talking about the storm water
17 management plan, it looks like you have a
18 retention basin up in the front northwest
19 side of the property and also on the south,
20 in both areas.

21 MS. REICHITEN: The detention
22 basin is just to the south. I think that's
23 just -- is that bermed up actually.

1 MR. ANTHONY: Oh, that's going up
2 as opposed to going down?

3 MR. MEADER: The upper right
4 that's just where the -- where Taft Road
5 might be.

6 MR. ANTHONY: Good. That clears
7 it up. I just want to make sure how we were
8 handling roof drains and where they tied in,
9 they wouldn't tie into a basin that we are
10 then going to remove and have a problem with
11 that. Okay. Good.

12 CHAIRPERSON PEHRSON: Thank you.
13 Member Giacometti?

14 MR. GIACOPETTI: Through the
15 chair, question. Counsel, can you tell us a
16 little bit more about the memo of
17 understanding with City Council.

18 MR. SCHULTZ: So as Mr. Brickman
19 pointed out, the initial plan, which I think
20 is the packet, was brought to the city in
21 connection with the rezoning, which was also
22 fairly recently approved or recommended by
23 the Planning Commission, approved by the City

1 Council. The question of the alignment came
2 up in the context of that sort of conceptual
3 plan to develop all the way up to the
4 existing -- so conversation with community
5 development, the city manager's office,
6 basically the proponent, you know, accepted
7 the comments that this might be a future
8 alignment, and yet it was proposed where some
9 of the required approvals were parking
10 primarily, but, you know, it affected the
11 potential location of the -- city
12 administration negotiated essentially this
13 letter of understanding that underwhich the
14 applicant moved or changed the proposed
15 layout of the improvements, but did so with
16 the expectation that in exchange for doing
17 that, some of the other benefits were
18 hopefully going to accrue, you know, if you
19 go through the memorandum, basically, it has
20 to do with well, land bank parking is going
21 to be treated in this particular way, and
22 moving the water main, we will deal with
23 that, in this way, benefit to the developer,

1 essentially, I want to say negotiate, we will
2 do this for the city, you consider doing --
3 now, the City Council couldn't agree to do
4 all those things, City Council doesn't
5 approve this site plan, but the memorandum
6 basically says if you alter your plan, and
7 you get through the approval process with
8 these conditions that you want to develop --
9 or property owner, you know, then we will
10 have this future configuration for essential
11 changes.

12 So it's kind of intended to be
13 we will do this, if you do that, but we
14 recognize the Planning Commission, maybe
15 somebody else will have to make the final
16 decision.

17 MR. GIACOPETTI: Because we
18 didn't see this plan before, that's why I am
19 confused as to how -- because not so long we
20 approved the rezoning. I specifically asked
21 the developer, plans were available for the
22 site, and they were not, but apparently they
23 were because they were being negotiated

1 secretly with City Council -- or --

2 MR. SCHULTZ: No secret.

3 MR. GIACOPETTI: Strike that from
4 the record. Through the chair, we had asked
5 to see the plans and they were not provided
6 and very little information was provided at
7 that meeting. But everything existed -- and
8 the applicant wasn't able to answer any plans
9 concerning why they chose the site or why
10 they were moving forward because it was tight
11 lipped.

12 MR. SCHULTZ: Timing wise, I
13 guess, just to be clear, I don't know when
14 the actual plan for this area -- the initial
15 plan was provided to the city, it could well
16 have been after the rezoning was approved.

17 I mean, when you do a
18 rezoning, you don't look at a site plan?

19 MR. GIACOPETTI: No, not unless
20 it's like the PRO.

21 MR. SCHULTZ: You know, you made
22 a recommendation on the rezoning. The issue
23 or realignment of Taft Road came up. The

1 memorandum, no discussion on what to do with
2 the potential impact of the realignment on
3 their initial plan came up, to my knowledge,
4 until after the property was presented to
5 City Council for potential rezoning and the
6 issue was raised there about the alignment.

7 So there was a first reading
8 of the rezoning, the question was raised, the
9 rezoning actually occurred before we started
10 writing this memorandum of understanding.

11 So nothing actually got
12 negotiated, talked about until after the
13 rezoning went through, but before the
14 developers submitted to you here this
15 particular site plan.

16 So this alternative plan
17 wasn't created until after the rezoning was
18 done by the City Council.

19 Sri makes the note -- in part
20 that's because the pre-application process,
21 that after rezoning, sort of clarified and
22 focused on this issue. So it wouldn't have
23 been clarified and focused for you, until

1 after -- until now.

2 MR. GIACOPETTI: Until now. Then
3 I do have a question.

4 CHAIRPERSON PEHRSON: So there
5 was no Russian involvement?

6 MR. SCHULTZ: I don't know about
7 that.

8 CHAIRPERSON PEHRSON: Thank you,
9 counsel.

10 MR. GIACOPETTI: I do have a
11 question for the applicant. I asked
12 previously, and I will ask now, since we
13 actually have a plan.

14 Why was this site chosen for
15 this facility given the number of natural
16 features, given the challenges with
17 developing on this site, why did you choose
18 this site for the building, for your
19 headquarters?

20 MR. BRICKMAN: I am the
21 developer. Bruce Brickman from General
22 Development.

23 Hino chose this site amongst

1 probably half a dozen that they looked at.
2 Frankly because they liked the site relative
3 to its natural features and knowing that
4 those natural features were going to be
5 staying there, we were able to find the way
6 to make the building work within those
7 natural features, preserve those, and, you
8 know, keep a good corporate headquarters type
9 of facility there with those nature features
10 as buffers around it.

11 MR. GIACOPETTI: I understand
12 that. I am struggling as a Planning
13 Commissioner who is looking forward -- you
14 know, this is not your problem, but an hour
15 ago we had someone come in -- developer come
16 in and say, there is no space for
17 residential, we need residential here and now
18 we are hearing the opposite. Oh, there is a
19 demand for commercial, although it's not --
20 it's in an area where we need to make all
21 these modifications because of landscape
22 challenges.

23 So, I guess I'm still

1 struggling.

2 MR. BRICKMAN: Let me help you a
3 little bit. You have to understand that
4 whole area there is master planned OST.

5 MR. GIACOPETTI: No, no, no. Its
6 future use is OST, it's the future use.
7 Before the rezoning it was residential
8 acreage.

9 MR. BRICKMAN: No, I understand,
10 but your master plan, your published master
11 plan calls for all of that area there and on
12 the other side of Taft and to the west of
13 this for OST.

14 So this just happens to be the
15 first development coming in here of what
16 hopefully will be in the five, 10, 15 years
17 that area getting redeveloped to your master
18 plan for OST.

19 MR. GIACOPETTI: My question, why
20 this, that you needed to make so many
21 changes. I think you answered the question,
22 just that it's an attractive site.

23 MR. BRICKMAN: Absolutely.

1 MR. GIACOPETTI: No more
2 questions. Thank you.

3 CHAIRPERSON PEHRSON: Anyone
4 else? Member Avdoulos.

5 MR. AVDOULOS: I just have one
6 quick question. On the site plan, where we
7 show the -- I think it's SP5. Where is that
8 in proximity to the site?

9 MS. KOMARAGIRI: It's over here.

10 MR. AVDOULOS: Down --

11 MS. KOMARAGIRI: South of the
12 proposed storm water detention pond.

13 MR. AVDOULOS: Is it south -- if
14 you go onto SP4, is it south of the match
15 line?

16 MS. KOMARAGIRI: Here, yes.

17 MR. AVDOULOS: Below that, okay.
18 I was getting lost.

19 Yes, I have so -- so as long
20 as the parking that's on this site meets the
21 occupancy load that's going to be there, I
22 know sometimes when you use square footage,
23 you might end up with way more than what you

1 need. I am fine with that. I think with all
2 the reviews and everything in the city
3 planning department and engineering and
4 landscaping and everybody has looked at it.
5 I think it's something that I have pictured
6 on this site anyway when they came into
7 rezoning of this and using it -- the property
8 for the future use, I think is appropriate.
9 So I am in support of this project.

10 CHAIRPERSON PEHRSON: Member
11 Greco.

12 MR. GRECO: Thank you, sir. Yes,
13 I'd like to make a motion.

14 In the matter of Hino Motors
15 USA, Commerce Park, JAP17-02, motion to
16 approve the preliminary site plan with land
17 bank parking based on and subject to the
18 conditions listed in A through L on the
19 motion sheet, and the findings of compliance
20 with ordinance standards in the staff and
21 consultant review letters and the conditions
22 and items listed in those letters being
23 addressed on the final site plan. And

1 because the plan is otherwise in compliance
2 with Article 3, Article 4 and Article 5 of
3 the zoning ordinance, all other applicable
4 provisions of the ordinance.

5 MR. LYNCH: Second.

6 MR. ANTHONY: Second.

7 CHAIRPERSON PEHRSON: We have a
8 tie. So since Lynch got the last one,
9 Anthony gets this one. Motion by Member
10 Greco, second by Member Anthony.

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

13 MS. KOMARAGIRI: Member Avdoulos?

14 MR. AVDOULOS: Yes.

15 MS. KOMARAGIRI: Member

16 Giacopetti?

17 MR. GIACOPETTI: Yes.

18 MS. KOMARAGIRI: Member Greco?

19 MR. GRECO: Yes.

20 MS. KOMARAGIRI: Member Lynch?

21 MR. LYNCH: Yes.

22 MS. KOMARAGIRI: Chair Pehrson?

23 CHAIRPERSON PEHRSON: Yes.

1 MS. KOMARAGIRI: Member Anthony?

2 MR. GRECO: Yes.

3 MS. KOMARAGIRI: Motion passes
4 six to zero.

5 MR. GRECO: I would like to make
6 another motion in the matter of Hino Motors
7 USA, formerly Commerce Park, JSP17-02 motion
8 to approve the wetland permit based on and
9 subject to the findings of compliance with
10 ordinance standards in the staff and
11 consultant review letters, and the conditions
12 and items listed in those letters being
13 addressed on the final site plan, and because
14 the plan is otherwise in compliance with
15 Chapter 12, Article 5 of the code of
16 ordinances and all other applicable
17 provisions of the ordinance.

18 MR. ANTHONY: Second.

19 CHAIRPERSON PEHRSON: Motion by
20 Member Greco, second by Member Anthony. Any
21 other comments? Sri, can you call the roll,
22 please.

23 MS. KOMARAGIRI: Member

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Giacopetti?

MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Motion passes
six to zero.

CHAIRPERSON PEHRSON: Like to
make another motion in the matter of Hino
Motors USA, formerly known as Commerce 6Park,
JSP17-02 to approve the woodland permit,
based on and subject to the findings of
compliance with ordinance standards in the
staff and consultant review letters and the
conditions and items listed in those letters,
being addressed on the final site plan. And

1 because the plan is otherwise in compliance
2 with Chapter 37 of the code of ordinances and
3 all other applicable provisions of the
4 ordinance.

5 MR. ANTHONY: Second.

6 CHAIRPERSON PEHRSON: Motion by
7 Member Greco, second by Anthony, any other
8 comments?

9 Sri, please.

10 MS. KOMARAGIRI: Member Lynch?

11 MR. LYNCH: Yes.

12 MS. KOMARAGIRI: Chair Pehrson?

13 CHAIRPERSON PEHRSON: Yes.

14 MS. KOMARAGIRI: Member Anthony?

15 MR. ANTHONY: Yes.

16 MS. KOMARAGIRI: Member Avdoulos?

17 MR. AVDOULOS: Yes.

18 MS. KOMARAGIRI: Member

19 Giacopetti?

20 MR. GIACOPETTI: Yes.

21 MS. KOMARAGIRI: Member Greco?

22 MR. GRECO: Yes.

23 MS. KOMARAGIRI: Motion passes

1 six to zero.

2 MR. GRECO: I'd like to make
3 another motion, in the matter of Hino Motors
4 USA, formerly known as Commerce Park,
5 JSP17-02, motion to approve the storm water
6 management plan based on and subject to the
7 findings of compliance with ordinance
8 standards in the staff and consultant review
9 letters, and the conditions and items listed
10 in those letters being addressed on the final
11 site plan and because it is otherwise in
12 compliance with Chapter 11 of the code of
13 ordinances and all other applicable
14 provisions of the ordinance.

15 MR. ANTHONY: Second.

16 CHAIRPERSON PEHRSON: Motion by
17 Member Greco, second by Anthony. Any other
18 comments? Sri, please.

19 MS. KOMARAGIRI: Chair Pehrson?

20 CHAIRPERSON PEHRSON: Yes.

21 MS. KOMARAGIRI: Member Anthony?

22 MR. ANTHONY: Yes.

23 MS. KOMARAGIRI: Member Avdoulos?

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MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Member

Giacopetti?

MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Motion passes

six to zero.

CHAIRPERSON PEHRSON: All set.

Thank you.

Next on the agenda is item number three, CAV Tooling, JSP17-17. It's a public hearing at the request of CAV Tool for special land use permit, preliminary site plan, storm water management plan approval. The subject property is located in Section 26, north of Nine Mile Road and west of Heslip Drive and is zoned I1 light industrial.

The applicant is proposing to construct an 1,800 square foot addition to an

1 existing industrial building with associated
2 site improvements. A special land use is
3 required for uses adjacent to residential
4 zoned property.

5 Kirsten, good evening.

6 MS. MELLEME: So the applicant is
7 proposing to construct an 1,800 square foot
8 addition to an existing building along Heslip
9 Drive, north of Nine Mile Road, east of Novi
10 Road. The proposed addition will provide
11 additional storage units for the business.
12 The project is located is on 1.336 acres and
13 the current use requires special land use
14 approval.

15 The subject property is
16 currently zoned I1, light industrial. The
17 property is surrounded on the northeast and
18 south by I1, light industrial, and on the
19 west by RM1, low density, multiple-family.

20 The future land use map
21 indicates industrial research development and
22 technology for this property and those on the
23 northeast and the south and multiple-family

1 to the west.

2 The sites contains some
3 woodlands that straddle the parcel lot line
4 at the rear, as a buffer between the
5 industrial and residential uses. The
6 proposed site plan does not impact these
7 woodlands.

8 The site plan shows the
9 proposed addition of 1,800 square feet,
10 addition of an ADA space near the front door
11 and additional evergreen screening behind the
12 rear row parking to provide screening of the
13 parking and of the loading, unloading area
14 from the residential use to the west.

15 The parking minimums have been
16 met for the current use and the applicant is
17 seeking two waivers from the Planning
18 Commission. A waiver for not providing
19 bicycle parking due to current employees will
20 not ride their bikes to the site as a means
21 of transportation and that this addition in
22 minor in nature.

23 The second waiver is not

1 providing a noise impact analysis because of
2 the proposed addition as a storage space for
3 an existing building with no equipment or
4 machinery contained within.

5 The reviewers are all
6 recommending approval. Engineering has
7 reviewed the plans for storm water management
8 and recommends approval. Landscape has a few
9 minor changes requested regarding the species
10 of the trees for the screening, which can be
11 accommodated on the next submittal. Facade
12 is in full compliance with the ordinance and
13 fire also recommends approval.

14 The Planning Commission is
15 asked tonight to hold the required public
16 hearing for the special land use, provide a
17 decision, then if favorable, to approve the
18 preliminary site plan and storm water
19 management plan. The applicant and our staff
20 are all here to answer any questions you may
21 have regarding this.

22 CHAIRPERSON PEHRSON: Thank you,
23 Kirsten. Appreciate that. Does the

1 applicant wish to address the Planning
2 Commission?

3 MR. MILLER: Good evening, Robert
4 Miller, architect. I represent the owner.

5 As stated, we did ask for two
6 waivers and the applicant would actually like
7 to ask for a third. So I don't know exactly
8 when to bring that up during discussion, but
9 let us know when the right time is for that
10 and we can talk about that, so let us know.

11 CHAIRPERSON PEHRSON: Go right
12 ahead.

13 MR. MILLER: As stated, the
14 landscape buffer for the parking area. We
15 had some really good conversation with staff
16 during the process. It was discussed about
17 adding in the evergreen trees on the back
18 side of the existing parking area, and then
19 we went through and the request is to add in
20 more potentially 13 or plus evergreen trees.
21 As stated in the introduction to the project,
22 the project actually already has some
23 existing screen on the property line itself,

1 between the existing residential, and the
2 building shown there on the green stripe.

3 And we didn't bring this up
4 during the staff review, as the applicant was
5 just thinking about this last week and was
6 walking out on the site and was thinking why
7 am I adding in evergreen trees when I already
8 have existing trees along my property line
9 that are screening the property from -- again
10 from that residential area.

11 So as part of this discussion,
12 we were hoping to make -- we could see some
13 of the reason behind that and perhaps see if
14 we can't get some additional relief from that
15 requirement as well.

16 CHAIRPERSON PEHRSON: Thank you
17 very much. This is a public hearing. If
18 there is anyone in the audience that wishes
19 to address the Planning Commission at this
20 time, please step forward.

21 Seeing no one, do we have
22 correspondence?

23 MR. GRECO: We do have one letter

1 on a City of Novi response form, from Robert
2 Forsythe, at 22635 Heslip Drive, supports the
3 request.

4 CHAIRPERSON PEHRSON: Thank you.
5 With that we will close the public hearing on
6 this matter, turn it over to the Planning
7 Commission. Who would like to start. Member
8 Avdoulos.

9 MR. AVDOULOS: I guess the only
10 question I had came about just now with the
11 third request. What do we think. Have you
12 had a chance to look at the property and --

13 MR. MEADER: Yes, I was out
14 there. The landscaping along the property
15 line that they're speaking of is basically
16 volunteer shrubbery which in the winter does
17 not (unintelligible). Right now it does,
18 it's buck thorn and such, it comes out and
19 adds a lot of fence. But in the winter there
20 is no significant screening from there,
21 that's why I asked for more.

22 MR. AVDOULOS: And I think I am
23 in support of the project, but not looking at

1 the third requested waiver. So I would like
2 to see the evergreens.

3 CHAIRPERSON PEHRSON: Thank you,
4 sir. Member Anthony.

5 MR. ANTHONY: Well, first, I
6 agree with the evergreen. You can even see
7 in the aerial photos a little, all the leaves
8 are of the trees, you can see straight
9 through to the ground. So it's a very
10 logical assumption that you are going to be
11 able to see right through it good part of the
12 year. So I wouldn't support the third
13 request either.

14 This is a quick question for
15 the builder. Well, just simply because I am
16 familiar with a few buildings back on Heslip
17 Road, and also in looking at the aerial
18 photo, you can see the building to your
19 north, looks like it has some surface runoff
20 problems that they need to probably work on.

21 So, my question, when you look
22 at the border between your property and the
23 property to the north, what is that? Is that

1 a short retaining wall or is that just a
2 natural slope?

3 MR. MILLER: It's a slope.

4 MR. CAVRELLA: Mike Cavrella. I
5 am the owner CAV Tool. Going to the south,
6 you look at that building there, that parking
7 lot, it goes straight to the apartments.
8 There is no buffer zone at all. And the same
9 with the other one next to it.

10 I at least have something
11 there. I don't understand the concern
12 that --

13 CHAIRPERSON PEHRSON: If you come
14 to us and ask for some kind of change to
15 their property, they will be effected with
16 the same ordinance --

17 MR. CAVRELLA: My question was
18 when the City of Novi approved for the
19 apartments to be built there and the
20 industrial park was already there, why
21 weren't they --

22 CHAIRPERSON PEHRSON: No, can't
23 answer that.

1 MR. CAVRELLA: Thanks.

2 CHAIRPERSON PEHRSON: Any other
3 comments? Member Lynch.

4 MR. LYNCH: As far as the
5 landscaping buffer, you know, I tend to agree
6 with the gentleman here. It's been like that
7 for how many years. There is nothing else
8 that can be developed there. The
9 improvements that they're making to the
10 property really don't effect that. You know,
11 just because there is a new ordinance in
12 place, but wasn't at the time that the
13 property was -- you know, I just see a waste
14 of money. I like the project. I certainly
15 would consider and agree with the gentleman
16 that just came up asking for -- asking for
17 the waiver, I personally would agree with the
18 waiver. I guess that's my only comment.

19 CHAIRPERSON PEHRSON: Thank you.

20 MR. GIACOPETTI: Through the
21 chair, I would support that amendment that
22 Member Lynch had recommended just for whoever
23 is considering making a motion. Seems

1 unnecessary to add more screening, given the
2 nature of what's already there. I don't
3 think this addition to the building makes a
4 requirement for any other screening.

5 CHAIRPERSON PEHRSON: Speaking of
6 motions, anyone? Member Greco.

7 MR. GRECO: All right. I would
8 like to make a motion in the matter of CAV
9 Tool, JSP17-17, motion to approve the special
10 land use permit based on and subject to items
11 A through G listed in the motion sheet and
12 because the plan is otherwise in compliance
13 with Article 3, Article 4, Article 5 and
14 Article 6 of the zoning ordinance and all
15 other applicable provisions of the ordinance.

16 MR. AVDOULOS: Second.

17 CHAIRPERSON PEHRSON: We have a
18 motion by Member Greco, second by Member
19 Avdoulos. Any other comments?

20 Kirsten, please.

21 MS. MELLEM: Member Anthony?

22 MR. ANTHONY: Yes.

23 MS. MELLEM: Member Avdoulos?

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MR. AVDOULOS: Yes.

MS. MELLEEM: Member Giacobetti?

MR. GIACOPETTI: Yes.

MS. MELLEEM: Member Lynch?

MR. LYNCH: Yes.

MS. MELLEEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. MELLEEM: Member Greco?

MR. GRECO: Yes.

MS. MELLEEM: Motion passes six to zero.

MR. GRECO: Next in the matter of CAV Tool JSP17-17 motion to approve the preliminary plan based on and subject to the following waiver of Planning Commission from requirement for noise impact analysis because the proposed addition is a storage space on an existing building with no equipment or machinery contained within. The waiver from the Planning Commission from a requirement to provide bicycle parking on site, and the findings of compliance with ordinance standards in the staff and consultant review

1 letters and the conditions and the items
2 listed in those letters, being addressed on
3 the final site plan. And because the plan is
4 otherwise in compliance with Article 3,
5 Article 4, Article 5 of the zoning ordinance
6 and all other provisions of the ordinance.

7 MR. AVDOULOS: Second.

8 CHAIRPERSON PEHRSON: Motion by
9 Member Greco, second by Member Avdoulos. Any
10 other comments?

11 MR. GIACOPETTI: Through the
12 chair, I would like to make a friendly
13 amendment to add a third waiver that reduces
14 the amount of screening but for the landscape
15 review.

16 MR. LYNCH: Can I second that
17 amendment, is that how that works?

18 MR. SCHULTZ: It wouldn't be a
19 friendly amendment. That would need to be a
20 motion to amend the motion that's on the
21 table. That would need a second.

22 MR. GIACOPETTI: So I am making a
23 motion --

1 MR. LYNCH: So basically the
2 amendment is we are not going to require the
3 guy to put additional money into the
4 landscaping, to put the evergreen trees. I
5 would agree with that.

6 MR. GIACOPETTI: That's my
7 motion.

8 MR. LYNCH: I agree with that. I
9 will second that motion.

10 CHAIRPERSON PEHRSON: Does the
11 maker of the motion agree?

12 MR. GRECO: No. Wait. So we
13 have to vote on the --

14 MR. SCHULTZ: The proposed
15 amendment.

16 CHAIRPERSON PEHRSON: Kirsten,
17 call the roll.

18 MS. MELLEEM: Member Anthony?

19 MR. ANTHONY: On the proposed
20 amendment, no.

21 MS. MELLEEM: Member Avdoulos?

22 MR. AVDOULOS: Yes.

23 MS. MELLEEM: Member Lynch?

1 MR. LYNCH: Yes.

2 MS. MELLEEM: Chair Pehrson?

3 CHAIRPERSON PEHRSON: Yes.

4 MS. MELLEEM: Member Giacometti?

5 MR. GIACOPETTI: Yes.

6 MS. MELLEEM: Member Greco?

7 MR. GRECO: No.

8 MS. MELLEEM: Motion passes four

9 to two.

10 CHAIRPERSON PEHRSON: No.

11 MR. SCHULTZ: On the amended

12 motion, yes.

13 MS. MELLEEM: On the amended

14 motion.

15 Member Anthony?

16 MR. ANTHONY: Yes.

17 MS. MELLEEM: Member Avdoulos?

18 MR. AVDOULOS: Yes.

19 MS. MELLEEM: Member Greco?

20 MR. GRECO: Yes.

21 MS. MELLEEM: Member Lynch?

22 MR. LYNCH: Yes.

23 MS. MELLEEM: Chair Pehrson?

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CHAIRPERSON PEHRSON: Yes.

MS. MELLEEM: Member Giacometti?

MR. GIACOPETTI: Yes.

MS. MELLEEM: Motion passes six to three.

CHAIRPERSON PEHRSON: One more.

MR. GRECO: In the matter of CAV Tool JSP17-17, motion to approve the storm water management plan, based on and subject to the findings of compliance with ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters, being addressed on the final site plan. And because the plan is otherwise in compliance with Chapter 11 of the code of ordinances and all other applicable provisions of the ordinance.

MR. LYNCH: Second.

CHAIRPERSON PEHRSON: We have a motion by Member Greco, second by Member Lynch. Any other comments? Kirsten, please.

MS. MELLEEM: Member Giacometti?

MR. GIACOPETTI: Yes.

1 MS. MELLEEM: Member Greco?
2 MR. GRECO: Yes.
3 MS. MELLEEM: Member Lynch?
4 MR. LYNCH: Yes.
5 MS. MELLEEM: Chair Pehrson?
6 CHAIRPERSON PEHRSON: Yes.
7 MS. MELLEEM: Member Anthony?
8 MR. ANTHONY: Yes.
9 MS. MELLEEM: Member Avdoulos?
10 MR. AVDOULOS: Yes.
11 MS. MELLEEM: Motion passes six to
12 zero.
13 CHAIRPERSON PEHRSON: All set.
14 MR. CAVRELLA: We here for
15 preliminary and final?
16 CHAIRPERSON PEHRSON: That's just
17 preliminary.
18 MS. MELLEEM: They only approval
19 is preliminary. Final is administrative.
20 MR. MILLER: Thank you very much.
21 CHAIRPERSON PEHRSON: Item number
22 four is HCCP NEG SPEC, JSP17-30. This is a
23 public hearing at the request of HCCP Land,

1 LLC for preliminary site plan, woodland
2 permit, storm water management plan approval.
3 The subject parcel is located in Section One
4 and in the Haggerty Corridor Corporate Park,
5 west of Cabot Drive, north of Thirteen Mile,
6 and west of Haggerty Road. It's
7 approximately 14.06 acres and is zoned OST,
8 office, service, technology. The applicant
9 is proposing to build a 210,000 square foot
10 four story office building along with
11 associated site improvements, including
12 parking and utilities. The plan also
13 includes an extension of Cabot Drive north to
14 the parcel. Kirsten.

15 MS. MELLEME: Good evening. The
16 applicant is proposing to construct a 210,000
17 square foot four story building, along with
18 associated site improvements, including
19 parking and utilities. The site plan also
20 includes extension of Cabot Drive, the parcel
21 in question. The site is estimated to be
22 14.06 acres and located north of Thirteen
23 Mile Road between Haggerty Road and M5.

1 The subject property is
2 currently zoned OST, office, service,
3 technology. The properties to the north,
4 east and south are also OST office, service,
5 technology.

6 The property to the west
7 across M5 is zoned R2, one family
8 residential.

9 The future land use map
10 indicates office, research, development and
11 technology for this property, and those in
12 the northeast and south and single family to
13 the west.

14 The site contains wetlands and
15 woodlands as well as the proposed road
16 crosses existing wetlands and wetland
17 buffers. The applicant does not propose any
18 conservation easements for the existing
19 wetlands or woodland replacement trees.

20 The proposed project is within
21 the Haggerty Corridor Corporate Park. It is
22 proposed at the northwest corner of the park.
23 The site plan shows a 210,000 square foot

1 building, 1,143 parking spaces, 57 bicycle
2 parking spaces, building and unloading docks
3 and dumpsters. Planning has some concerns
4 about the proposed plan to provide 56 percent
5 more parking spaces than the required
6 minimum. We are also concerned about the
7 impacts of the 25-foot wetland buffers near
8 the south edge of the property and impacts
9 the wetlands to create the Cabot Drive
10 extension. Modification of the site plan to
11 lessen the impact and to provide conservation
12 easement to present future impacts are
13 requested.

14 The final item is the traffic
15 impact study that is required for site plan
16 development manual standards. The applicant
17 does not want to provide a study, saying that
18 the study commissioned in 1999 is sufficient.
19 However, as it is stated in the study, it is
20 anticipated the project will be built-out in
21 a seven year time frame. Now despite any
22 postponements due to the recession, the study
23 is still outside of that two-year time frame.

1 Traffic is willing to compromise on the
2 requirement by asking for an abbreviated
3 study that analyzes whether or not the 1999
4 study was accurate as predictions of the
5 future and future needs and takes into
6 consideration all the developments that have
7 occurred outside of Haggerty Corridor
8 Corporate Park.

9 The applicant is seeking four
10 waivers from Planning Commission that are
11 supported by staff. The first waiver is from
12 the zoning ordinance for not providing
13 covered bicycle parking spaces for the
14 25 percent of the required bicycle parking
15 spaces, for maneuvering lane spacing of three
16 feet where four feet are required, and for
17 use of the loop rack design where the U
18 design is required.

19 A landscape waiver from the
20 landscape design manual, for less interior
21 street trees along Cabot Drive because of the
22 proposed frontage landscaping is attractive
23 and in keeping with the spirit of the

1 ordinance.

2 A landscape waiver from the
3 zoning ordinance for less parking lot
4 landscaping due to the ITC corridor and
5 landscaping restrictions. A landscape waiver
6 from the zoning ordinance for less parking
7 lot perimeter canopy trees if landscaping is
8 sufficiently provided as determined by the
9 landscape architect.

10 In addition to the four
11 waivers, the applicant is also seeking two
12 waivers from the Zoning Board of Appeals.
13 The location of the dumpster and the rear
14 yard setback and for the location of the
15 unloading/loading area on the exterior side
16 yard, due to the double frontage lot. And a
17 DCS variance from the City Council for the
18 lack of sidewalks along both sides of Cabot
19 Drive, along the extension where no
20 development is proposed at this time.

21 The reviewers are all
22 recommending approval, some with
23 modifications to be met with the next

1 submittal. Engineering has reviewed the plan
2 for preliminary site plan and storm water
3 management, and has identified the DCS
4 variance for lack of sidewalks. Landscape
5 has reviewed the plans and identified the
6 landscape waivers as well as additional
7 calculations that are needed to meet to
8 landscape ordinance requirements.

9 Wetlands has reviewed the
10 plans and determined that the plan requires
11 minor wetland permit, wetland buffer
12 authorization and wetland conservation
13 easement. Woodlands has reviewed the plans
14 and noted that the 97 trees are proposed for
15 removal and 91 replacement trees are
16 required. However, the site plan only shows
17 54 being planted on site, so clarification
18 for which trees will be planted on site and
19 those that will need to be determined in
20 order to issue the woodland permit. The
21 consultant determined that a woodland permit,
22 woodland fence and conservation easement are
23 also required.

1 Traffic has reviewed the plans
2 and noted the applicant's request for a
3 traffic impact study waiver, but does not
4 support this waiver as the previous study is
5 over the two year time frame and the
6 development of the sites around this area
7 have drastically changed. Facade is in full
8 compliance with the ordinance and fire also
9 recommends approval with the conditions of
10 relocating a hydrant.

11 The Planning Commission is
12 asked tonight to hold the required public
13 hearing for the woodland permit and to
14 consider a preliminary site plan and storm
15 water management plan. The applicant, staff
16 consultants are here to answer any questions
17 you may have.

18 CHAIRPERSON PEHRSON: Thank you,
19 Kirsten. Does the applicant wish to address
20 the Planning Commission?

21 MR. SOSIN: Good evening. I'm
22 Matthew Sosin, 39000 Country Club Drive,
23 Farmington Hills, Michigan.

1 Good evening. It's been a
2 while since I have been up here, but we are
3 excited about this project. I don't know how
4 many of have you driven through the park.
5 But we are at 99 percent occupancy, our
6 structural vacancy is around 1 percent.

7 So this is a building that we
8 are excited about. I guess I would -- I
9 think it's worthwhile for me to address at
10 least two of the waivers. The first is the
11 waiver for the traffic study, which we have
12 addressed before, we received that waiver for
13 the previous two buildings that we did for
14 Harmon and Magna both received that waiver.

15 So I just wanted to point that
16 out that we have received that waiver before.
17 And when the traffic study was done, it was
18 for the whole park, as it was built out.

19 On the covered bike path, I
20 believe that's a waiver that we also have
21 been granted before. I think there are a
22 variety of reasons that we would ask not to
23 put those in, mostly on this site, they would

1 cover windows, you know, we have used them
2 before, in another building and, you know,
3 they don't get used, they add to the
4 operating expenses of the building, and our
5 tenants just don't want them.

6 As far as the looped bike
7 racks, that's what we have used throughout
8 the park. We used them at Harmon and Magna,
9 to the extent that they're used at all, I
10 don't think we would have a problem with
11 that, we have different colors, they seem to
12 fit into the esthetics of the park.

13 So those are the two waivers,
14 I think I should address. I'm here to answer
15 any others questions.

16 CHAIRPERSON PEHRSON: Thank you,
17 sir. This is a public hearing. Anyone like
18 to speak to us?

19 Any correspondence?

20 MR. GRECO: There is no
21 correspondence.

22 CHAIRPERSON PEHRSON: With that,
23 we will close the public hearing on this

1 particular matter and turn it over to the
2 Planning Commission. Member Lynch.

3 MR. LYNCH: Yeah, I don't have an
4 issue with the covered bike rack or whatever.
5 My assumption if someone rides their bike
6 into work they are going to take it up to
7 their office, that doesn't seem like a big
8 deal.

9 The traffic study, is it
10 correct that a complete traffic study was
11 done when the whole property was approved?

12 MS. MELLEEM: The study was in
13 1999, when the (inaudible) seven years from
14 that point. That's what's in the traffic
15 study that's been provided.

16 MR. LYNCH: Let me see if I can
17 understand this. Because I don't want to get
18 stuck on this. It seems to me when the whole
19 park was approved, they did the whole build
20 out and they did a full blown detailed
21 traffic study, right?

22 MS. MELLEEM: Yes.

23 MR. LYNCH: So we are asking them

1 to do it again?

2 MS. MELLEEM: Per the site plan
3 manual and the traffic consultants, yes,
4 that's what was warranted, since it's over
5 the two year time frame. Their argument is
6 that the development surrounding this
7 corridor has changed a lot since 1999.

8 MR. LYNCH: I guess I have no
9 issue waiving the traffic study. I have been
10 to this property. I have no issue.

11 CHAIRPERSON PEHRSON: Thank you.
12 Anyone else?

13 MR. AVDOULOS: I have a question,
14 I guess, on the parking. So you have maxed
15 out the site basically.

16 MR. SOSIN: First of all, I can
17 address -- I will answer your question. I
18 guess the answer is, yes, I am sure we could
19 fit more spots if we really tried. I think I
20 would not build a building with less parking
21 than this, just the market demands this level
22 of parking.

23 I think it was really proven

1 when we did the Columbus building and we ran
2 into the same comments from Planning
3 Commission about why do we have so much
4 parking, and we had that level of parking
5 because we knew the market demanded, that was
6 the only reason that we brought Henry Ford to
7 Novi because we were able to meet their
8 parking requirements.

9 So to add flexibility to the
10 building, and it's just that's the parking
11 that you required for any occupant in that
12 building.

13 MR. AVDOULOS: The only reason I
14 ask is because the buildings have -- the
15 parking is figured out via square footage of
16 your building, and then, you know, I want
17 them -- you know, this is the building
18 department having to look at this to make
19 sure that the occupant load of the building
20 and the exiting of the building and
21 everything that's -- you know, the stairs all
22 of that is reflective of the building. And
23 if there is too much parking, meaning too

1 many occupants, then will the building be
2 safe.

3 MR. SOSIN: So obviously the
4 building schedule. There is entrances on all
5 four sides of the building, we try to center
6 the building as much as possible within the
7 parking fields so that, you know, walking
8 distances are reduced to the greatest extent
9 possible. There will be stairs, probably,
10 however many stairs were required by code,
11 you know, we will have to meet those.

12 MR. AVDOULOS: That's all I have.

13 CHAIRPERSON PEHRSON: Member
14 Giacopetti.

15 MR. GIACOPETTI: I have a similar
16 question on the parking, which is 56 percent
17 higher than the minimum requirement.

18 How do you calculate the
19 number of parking spots that are needed for a
20 building this size?

21 MR. SOSIN: Our starting point,
22 our minimum is, you know, usually five or six
23 per thousand is how real estate developers

1 and real estate brokers and tenants talk.
2 That's the metric that we use, so per 1,000
3 square feet. So we want, you know, as close
4 to six, and we have even had proposals that
5 we have had to make seven and eight per
6 thousand. Just to get, you know, an office
7 tenant. That's just what's required are five
8 or six per thousand. So this is around six.

9 MR. GIACOPETTI: That's a lot of
10 people in one building.

11 MR. SOSIN: I don't think -- I
12 think that's probably -- you know, look at
13 all the buildings. All my buildings are
14 about the same.

15 MR. GIACOPETTI: I do appreciate
16 the effort to make sure there is adequate
17 parking. I think my concern though is, in
18 the same plan asking the Commission to waive
19 a number of landscape features and interior
20 trees, and it's just like there is so much
21 space here that's just paved.

22 MR. SOSIN: I don't think -- I
23 guess I would say that the waivers, some of

1 them have nothing to do with how much parking
2 is there. We still have to, you know, meet
3 the requirement of -- we have met the
4 requirements on the island spacing. I think
5 that we have provided a site plan that meets
6 at least the spirit of the ordinance. As you
7 get on these bigger sites, those kind of
8 issues happen. We have had them on the lot,
9 the bigger sites where we have needed some of
10 these waivers on the parking lot,
11 landscaping. I think it's a function of how
12 some of the landscaping requirements are
13 calculated, they change as the site gets
14 bigger. But I can't reduce the amount of
15 parking spaces there, just from a market
16 perspective.

17 MR. GIACOPETTI: Seems like a
18 lot.

19 MR. SOSIN: I guess, you know, I
20 don't know how else to answer it just the
21 market -- I mean, without even judging
22 whether I think it's right or wrong, the
23 market dictates that we need this many spots.

1 MR. GIACOPETTI: I appreciate the
2 insight very much.

3 CHAIRPERSON PEHRSON: Member
4 Anthony.

5 MR. ANTHONY: I like this
6 development. I am okay with the waivers.
7 When you look at the location of the building
8 it's consistent with that area, and I am
9 prepared to make a motion.

10 CHAIRPERSON PEHRSON: Go for it.

11 MR. ANTHONY: Figure I'd give you
12 a break.

13 In the matter of HCCP NEG SPEC
14 JSP17-30, motion to approve the preliminary
15 site plan based on and subject to the
16 following. Items A through I listed on our
17 form. This motion -- can I say it that way?

18 CHAIRPERSON PEHRSON: Yes.

19 MR. ANTHONY: This motion is made
20 because the plan is otherwise in compliance
21 with Article 3, Article 4 and Article 5 of
22 the zoning ordinance, and all other
23 applicable provisions of the ordinance.

1 MR. LYNCH: Second.

2 CHAIRPERSON PEHRSON: Motion by
3 Member Anthony, second by Member Lynch. Any
4 other comments.

5 MR. GIACOPETTI: I would like to
6 make a motion to amend the motion. I motion
7 to strike Article H concerning the traffic
8 impact study waiver. The existing study was
9 done -- Bill Clinton was still president.

10 CHAIRPERSON PEHRSON: Is that a
11 friendly amendment?

12 MR. GIACOPETTI: That's a motion
13 to amend because I am striking that. I
14 believe.

15 MR. SCHULTZ: Unless the maker of
16 the motion agrees to the --

17 CHAIRPERSON PEHRSON: Friendly
18 amendment.

19 MR. GIACOPETTI: Let me ask this
20 question though because how I read H, is that
21 the applicant will provide a traffic impact
22 study. So they provided one, so the issue is
23 you want an updated one?

1 CHAIRPERSON PEHRSON: So if you
2 want --

3 MR. GIACOPETTI: I can support
4 that.

5 CHAIRPERSON PEHRSON: Secunder
6 accept the motion?

7 MR. LYNCH: The friendly
8 amendment -- to make him have another traffic
9 study?

10 CHAIRPERSON PEHRSON: Yes.

11 MR. LYNCH: No, I don't accept
12 that.

13 CHAIRPERSON PEHRSON: Anyone else
14 wish to second?

15 MR. GIACOPETTI: I would second
16 it.

17 CHAIRPERSON PEHRSON: You made
18 it.

19 MR. SCHULTZ: Did the maker of
20 the original motion --

21 CHAIRPERSON PEHRSON: He accepted
22 it.

23 MR. SCHULTZ: He agreed to add

1 the --

2 CHAIRPERSON PEHRSON: Updated
3 traffic study.

4 MR. SCHULTZ: Secunder withdrew
5 his second?

6 MR. GIACOPETTI: He never made a
7 second.

8 CHAIRPERSON PEHRSON: He made the
9 second to the original one.

10 MR. GIACOPETTI: No one has made
11 the second yet.

12 CHAIRPERSON PEHRSON: Hold on.
13 He made the second to the original motion.

14 MR. SCHULTZ: He's not
15 accepting --

16 CHAIRPERSON PEHRSON: He is not
17 accepting the friendly amendment.

18 MR. LYNCH: I misspoke.

19 MR. SCHULTZ: Then I think Member
20 Giacopetti should make a motion to amend the
21 motion that's on the table.

22 MR. GIACOPETTI: Through the
23 chair I would like to make a motion to amend

1 the motion that's on the table to strike --
2 to amend Article H concerning the provision
3 of a traffic impact study -- update to the
4 traffic impact study.

5 MR. GRECO: Second.

6 CHAIRPERSON PEHRSON: We have a
7 second. So the original motion --

8 MR. SCHULTZ: On the amendment on
9 the original motion, would be the first one.

10 CHAIRPERSON PEHRSON: Greco was
11 the second.

12 MS. MELLEM: Member Anthony?

13 MR. ANTHONY: Yes.

14 MS. MELLEM: Member Avdoulos?

15 MR. AVDOULOS: Yes.

16 MS. MELLEM: Member Lynch?

17 MR. LYNCH: Yes.

18 MS. MELLEM: Chair Pehrson?

19 CHAIRPERSON PEHRSON: Yes.

20 MS. MELLEM: Member Giacopetti?

21 MR. GIACOPETTI: Yes.

22 MS. MELLEM: Member Greco?

23 MR. GRECO: Yes.

1 MS. MELLEEM: Motion passes six to
2 zero.

3 CHAIRPERSON PEHRSON: Now the
4 amendment?

5 MR. SCHULTZ: Now a motion on the
6 motion as amended.

7 MS. MELLEEM: Member Avdoulos?

8 MR. AVDOULOS: Yes.

9 MS. MELLEEM: Member Lynch?

10 MR. LYNCH: Yes.

11 MS. MELLEEM: Chair Pehrson?

12 CHAIRPERSON PEHRSON: Yes.

13 MS. MELLEEM: Member Anthony?

14 MR. ANTHONY: Yes.

15 MS. MELLEEM: Member Giacobetti?

16 MR. GIACOPETTI: Yes.

17 MS. MELLEEM: Member Greco?

18 MR. GRECO: Yes.

19 MS. MELLEEM: Motion passes six to
20 zero.

21 CHAIRPERSON PEHRSON: Next.

22 MR. ANTHONY: In the matter of
23 HCCP NEG SPEC building JSP17-30, motion to

1 approve the woodland permit based on and
2 subject to the following. The findings of
3 compliance with ordinance standards in the
4 staff and consultant review letters, and the
5 conditions and the items listed in those
6 letters being addressed on the final site
7 plan.

8 This motion is made because
9 the plan is otherwise in compliance with
10 Chapter 37 of the code of ordinances and all
11 other applicable provisions of the ordinance.

12 MR. LYNCH: Second.

13 CHAIRPERSON PEHRSON: We have a
14 motion by Member Anthony second by Member
15 Lynch. Any other comments? Kirsten.

16 MS. MELLEEM: Member Giacobetti?

17 MR. GIACOPETTI: Yes.

18 MS. MELLEEM: Member Greco?

19 MR. GRECO: Yes.

20 MS. MELLEEM: Chair Pehrson?

21 CHAIRPERSON PEHRSON: Yes.

22 MS. MELLEEM: Member Anthony?

23 MR. ANTHONY: Yes.

1 MS. MELLEEM: Member Avdoulos?

2 MR. AVDOULOS: Yes.

3 MS. MELLEEM: Member Lynch?

4 MR. LYNCH: Yes.

5 MS. MELLEEM: Motion passes six to
6 zero.

7 CHAIRPERSON PEHRSON: And in the
8 matter of HCCP NEG SPEC building JSP17-30,
9 motion to approve the storm water management
10 plan based on and subject to the following.
11 The findings of compliance with ordinance
12 standards in the staff and consultant review
13 letters, and the conditions and items listed
14 in those letters, being addressed on the
15 final site plan. This motion is made because
16 the plan is otherwise in compliance with
17 Chapter 11 of the code of ordinances and all
18 other applicable provisions of the ordinance.

19 MR. LYNCH: Second.

20 CHAIRPERSON PEHRSON: Motion by
21 Member Anthony, second by Member Lynch. Any
22 other comments? Kirsten.

23 MS. MELLEEM: Member Giacopetti?

1 MR. GIACOPETTI: Yes.

2 MS. MELLEEM: Member Greco?

3 MR. GRECO: Yes.

4 MS. MELLEEM: Chair Pehrson?

5 CHAIRPERSON PEHRSON: Yes.

6 MS. MELLEEM: Member Avdoulos?

7 MR. AVDOULOS: Yes.

8 MS. MELLEEM: Member Anthony?

9 MR. ANTHONY: Yes.

10 MS. MELLEEM: Member Lynch?

11 MR. LYNCH: Yes.

12 MS. MELLEEM: Motion passes six to

13 zero.

14 CHAIRPERSON PEHRSON: All.

15 MR. SOSIN: Now I have to get an

16 updated traffic study?

17 CHAIRPERSON PEHRSON: Yes.

18 MR. SOSIN: There was no

19 discussion? I mean, the Planning Commission

20 waived the requirement.

21 CHAIRPERSON PEHRSON: You will

22 update the traffic. Thank you.

23 Next on the agenda is matters

1 for consideration. Are there any? Matters
2 for discussion? Did we have issues
3 downloading things this week?

4 MR. GIACOPETTI: It wasn't
5 loaded.

6 MS. MELLEEM: The packet was
7 really big. We do ask our applicants to
8 provide something that's less than ten
9 megabytes. They don't always provide that.
10 We have to reduce it and we can't.

11 CHAIRPERSON PEHRSON: Even when I
12 tried downloading the individual elements
13 today, element number two, it would download
14 but it would never show as PDF on my device.

15 MR. ANTHONY: I go right to the
16 agenda on the web page.

17 MS. MELLEEM: We can work on it.

18 CHAIRPERSON PEHRSON: Any
19 supplement issues? Last audience
20 participation. No one.

21 Motion to adjourn, Mr. Lynch?

22 MR. LYNCH: That's what I said.

23 MR. GRECO: Second.

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CHAIRPERSON PEHRSON: All those
in favor.

THE BOARD: Aye.

(The meeting was adjourned at 9:03 p.m.)

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STATE OF MICHIGAN)

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COUNTY OF OAKLAND)

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I, Jennifer L. Wall, Notary Public within and for the County of Oakland, State of Michigan, do hereby certify that this meeting was taken before me in the above entitled matter was by me duly sworn at the aforementioned time and place; that the testimony given was stenographically recorded in the presence of myself and afterward transcribed by computer under my personal supervision, and that said testimony is a full, true and correct transcript.

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I further certify that I am not connected by blood or marriage with any of the parties or their attorneys, and that I am not an employee of either of them, nor financially interested in the action.

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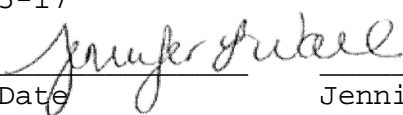
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6-5-17

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Date

Jennifer L. Wall CSR-4183
Oakland County, Michigan
My Commission Expires 11/12/22

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