



ITC PROJECT STARLIGHT JSP19-17

ITC PROJECT STARLIGHT JSP 19-17

Consideration at the request of International Transmission Company for Planning Commission's approval of Preliminary Site Plan and Stormwater Management Plan. The subject property is currently zoned OST, Office Service Technology and is located in Section 13, west of Haggerty Road and south of Twelve Mile Road. The applicant is proposing to install a solar panel array, a carport structure solar panel array, and an energy storage facility on the ITC campus.

Required Action

Approval/Denial of the Preliminary Site Plan and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	5-1-19	<ul style="list-style-type: none"> • ZBA variance for 3 accessory structures • Items to be addressed on the electronic stamping submittal
Engineering	Approval recommended	5-1-19	<ul style="list-style-type: none"> • Items to be addressed on the electronic stamping submittal
Landscaping	Approval recommended	4-16-19	<ul style="list-style-type: none"> • Items to be addressed on the electronic stamping submittal
Wetland	NA		No wetland impacts
Woodland	NA		No woodland impacts
Traffic	NA		No traffic impacts
Façade	NA		Solar structures not subject to Section 5.15 per Ordinance
Fire	Conditional Approval recommended	4-2-19	<ul style="list-style-type: none"> • Must provide emergency plan to fire department with electronic stamping set submittal

Motion sheet

Approval – Preliminary Site Plan

In the matter of ITC Project Starlight, JSP 19-17, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Zoning Board of Appeals approval of the variance from Section 4.19.1.J for three accessory buildings on a parcel;
- b. 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
- c. *(additional conditions here if any).*

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

- AND -

Approval – Stormwater Management Plan

In the matter of ITC Project Starlight, JSP 19-17, motion to **approve** the Stormwater Management Plan, based on and subject to:

- a. 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
- b. *(additional conditions here if any).*

(This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

- OR -

Denial – Preliminary Site Plan

In the matter of ITC Project Starlight, JSP 19-17, motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

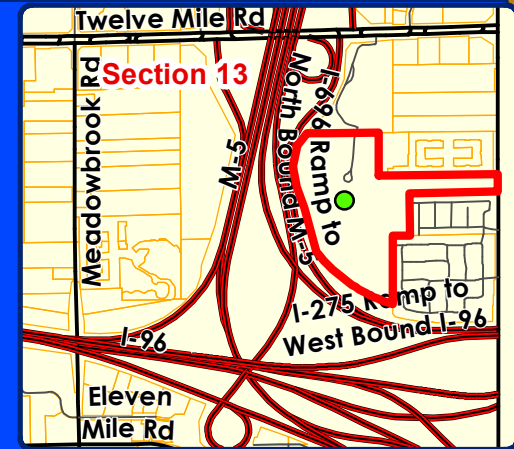
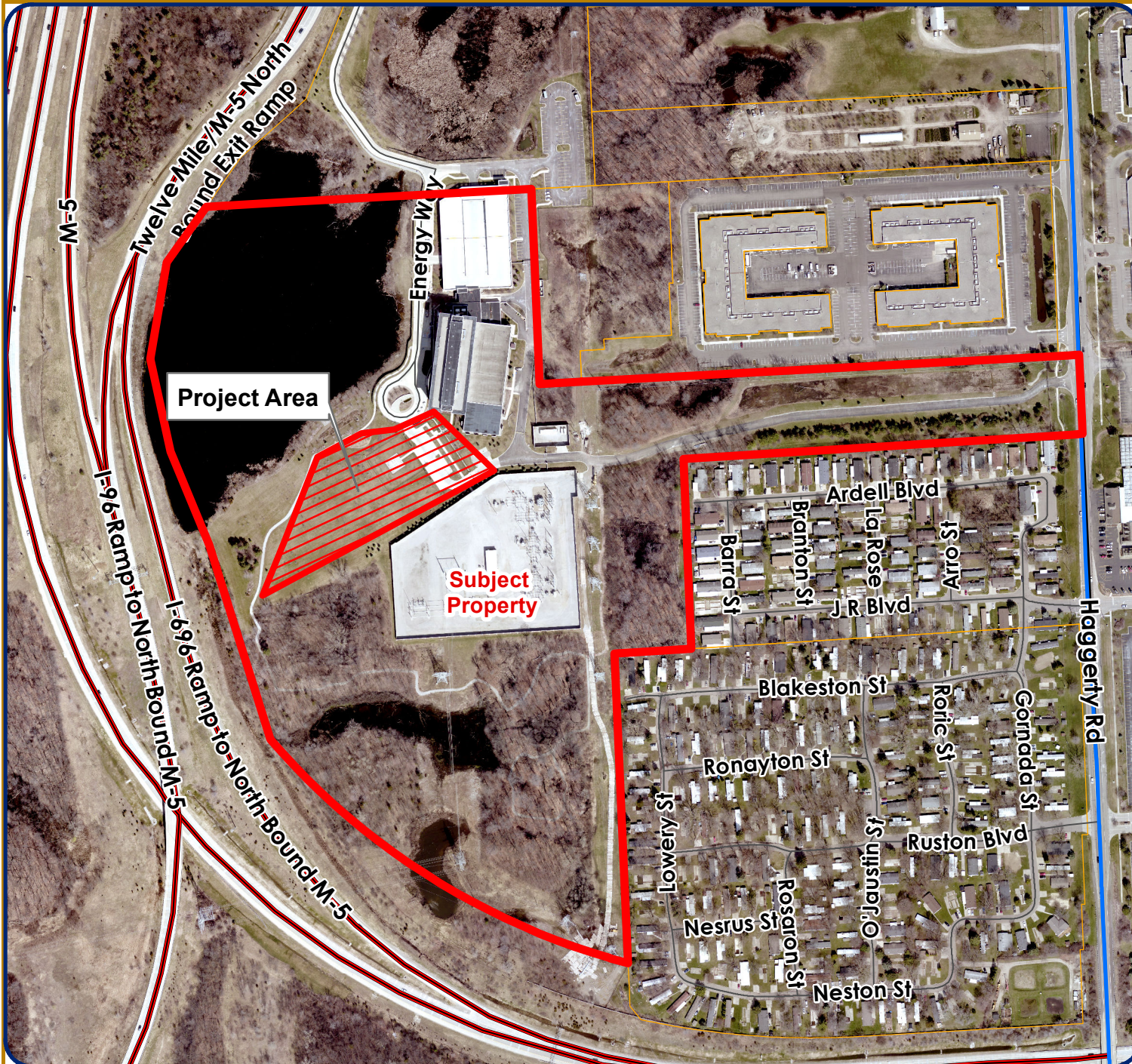
Denial – Stormwater Management Plan

In the matter of ITC Project Starlight, JSP 19-17, motion to **deny** the Stormwater Management Plan...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

ITC PROJECT STARLIGHT: JSP19-17

LOCATION



LEGEND

Subject Property



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 5/2/19
Project: ITC STARLIGHT JSP19-17
Version #: 1



1 inch = 417 feet

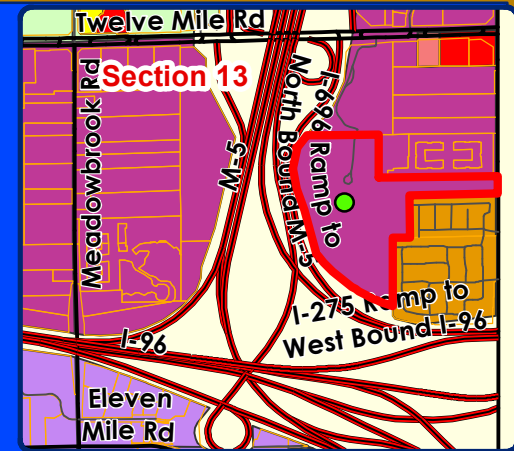
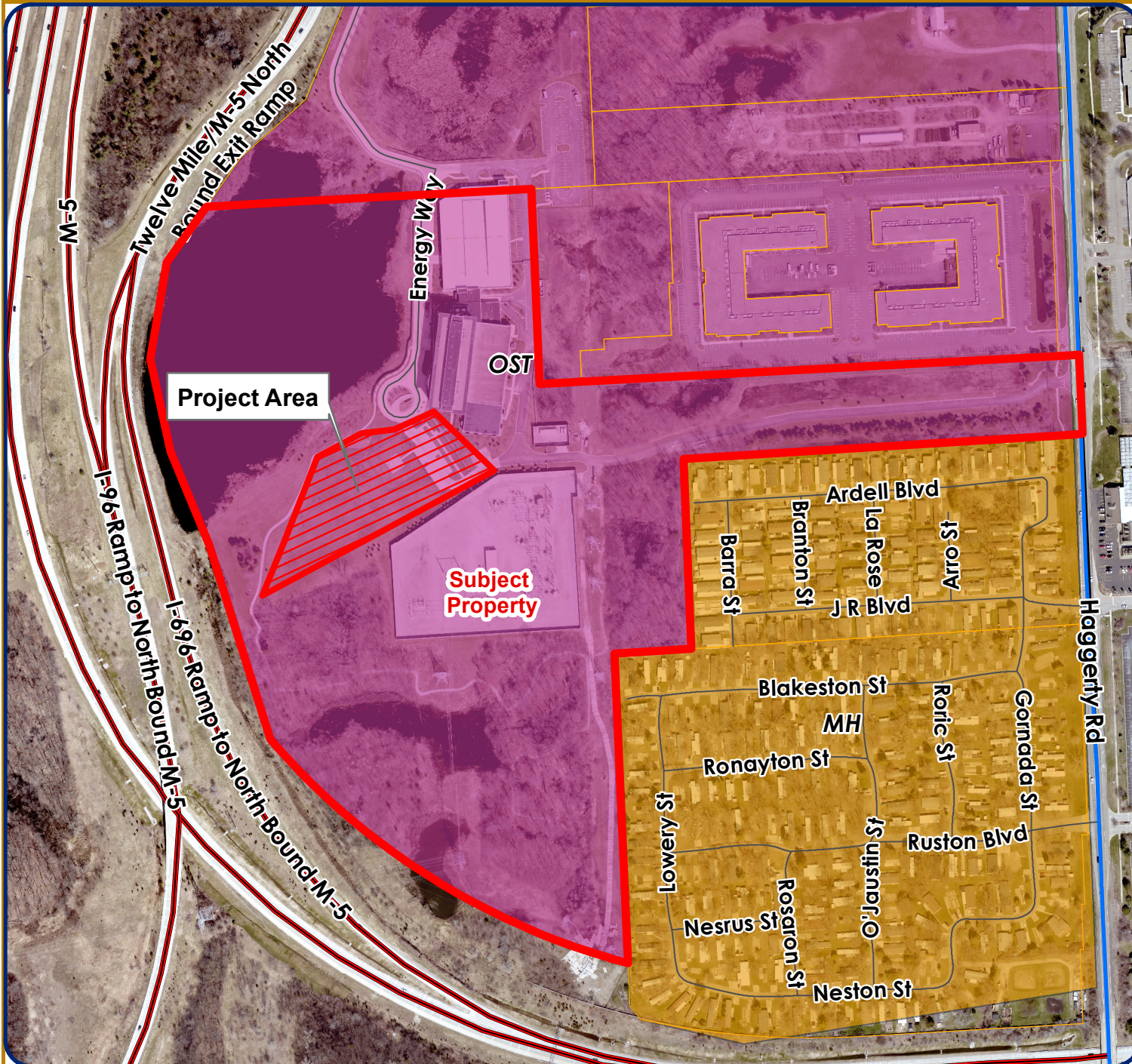


MAP INTERPRETATION NOTICE

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

ITC PROJECT STARLIGHT: JSP19-17

ZONING



LEGEND

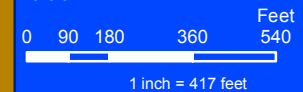
- R-A: Residential Acreage
- R-2: One-Family Residential
- R-4: One-Family Residential District
- MH: Mobile Home District
- B-2: Community Business District
- B-3: General Business District
- I-1: Light Industrial District
- OST: Office Service Technology
- Subject Property



City of Novi

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 City Hall / Civic Center
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 cityofnovi.org

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 Project: ITC STARLIGHT JSP19-17
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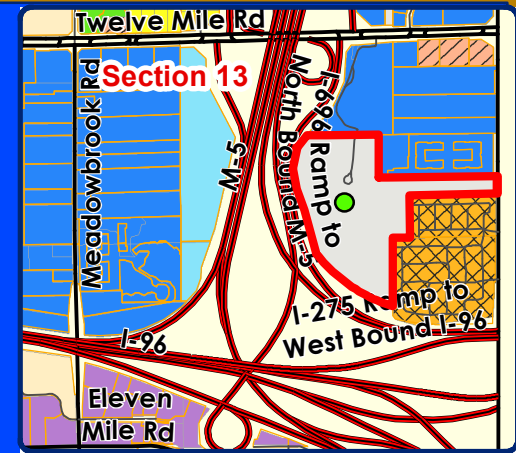


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ITC PROJECT STARLIGHT: JSP19-17

FUTURE LAND USE



LEGEND

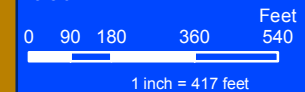
- Single Family
- Mobile Home Park
- Office Research Development Technology
- Industrial Research Development Technology
- Community Commercial
- Educational Facility
- Public
- Public Park
- Utility
- Subject Property



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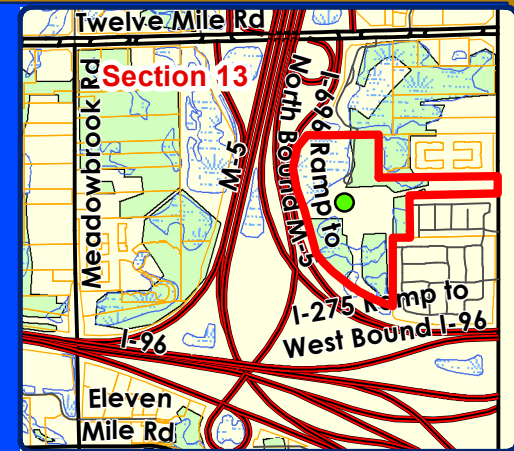
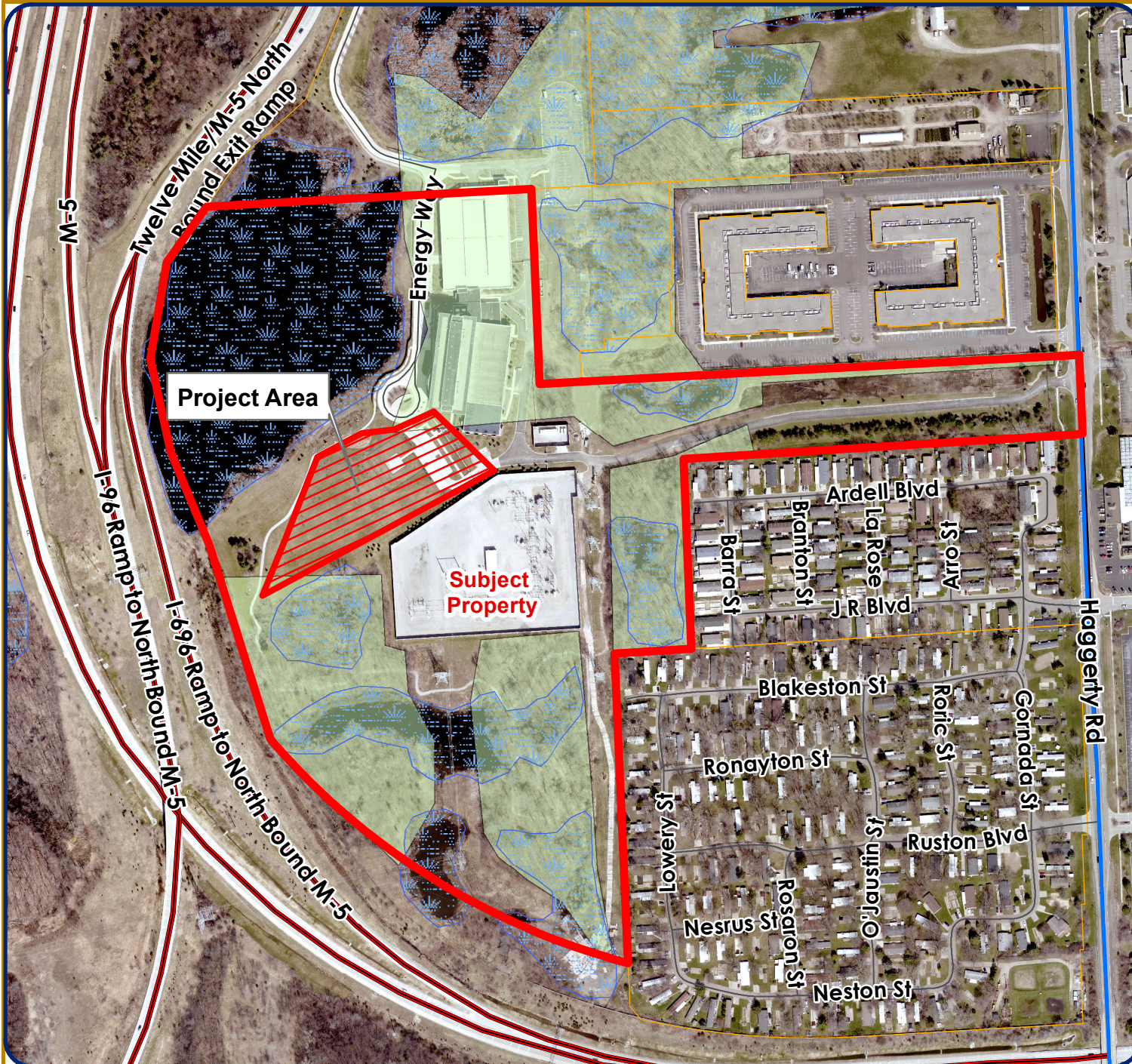


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NATURAL FEATURES



LEGEND

- WETLANDS
- WOODLANDS
- Subject Property

CITY OF NOVI
 Dept. of Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
 Date: 5/2/19
 Project: ITC STARLIGHT JSP19-17
 Version #: 1

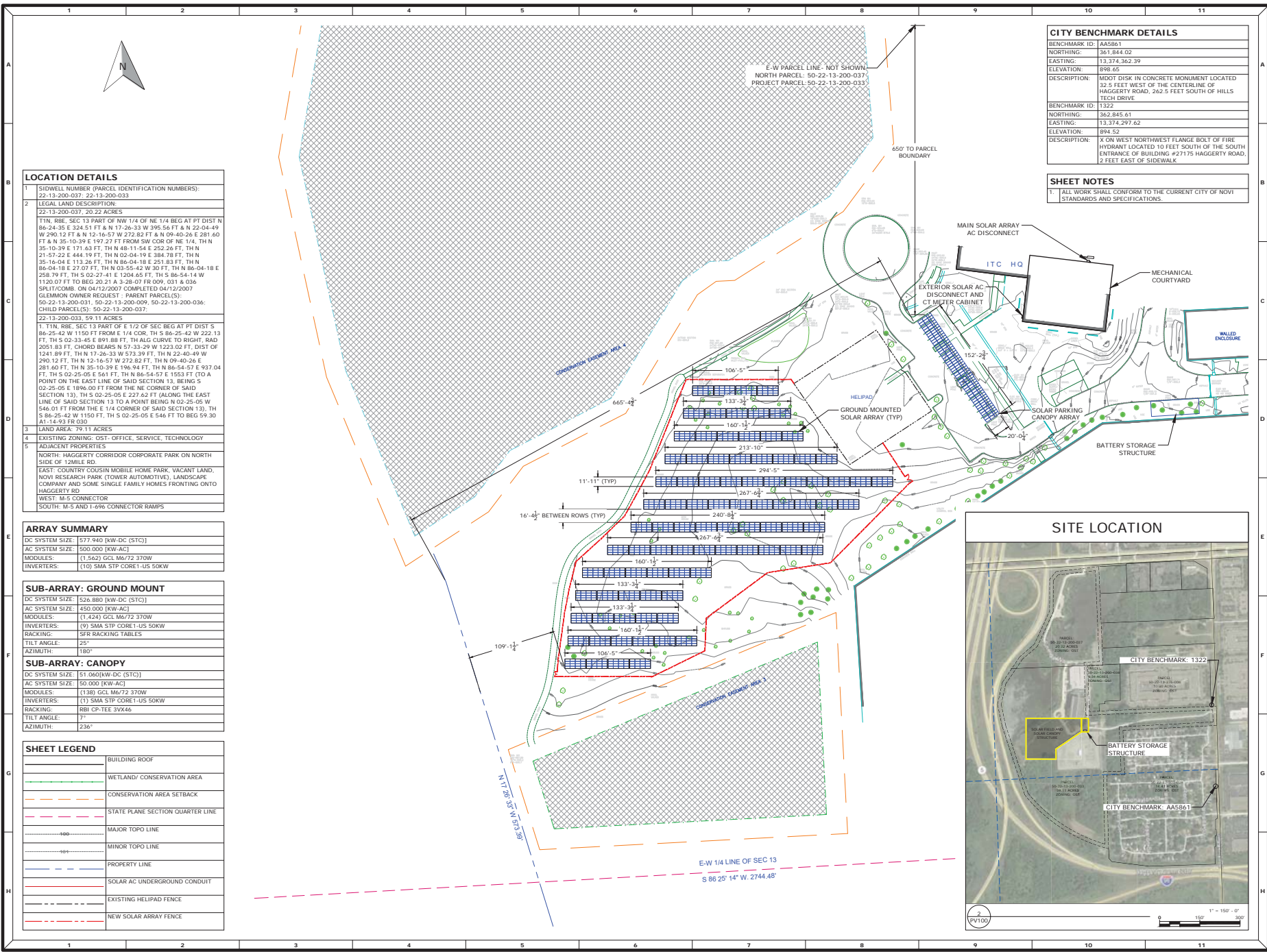
0 90 180 360 540 Feet
 1 inch = 417 feet

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SITE PLAN

(Full plan set available for viewing at the Community Development Department.)



CITY BENCHMARK DETAILS	
BENCHMARK ID:	AAS861
NORTHING:	361,844.02
EASTING:	13,374,362.39
ELEVATION:	899.65
DESCRIPTION:	MOT DISK IN CONCRETE MONUMENT LOCATED 32.5 FEET WEST OF THE CENTERLINE OF HAGGERTY ROAD, 262.5 FEET SOUTH OF HILLS TECH DRIVE
BENCHMARK ID:	1322
NORTHING:	362,845.61
EASTING:	13,374,297.62
ELEVATION:	894.52
DESCRIPTION:	X ON WEST NORTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED 10 FEET SOUTH OF THE SOUTH ENTRANCE OF BUILDING #27175 HAGGERTY ROAD, 2 FEET EAST OF SIDEWALK

SHEET NOTES
 1. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.

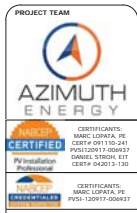
LOCATION DETAILS	
1	SIDWELL NUMBER (PARCEL IDENTIFICATION NUMBERS): 22-13-200-037; 22-13-200-033
2	LEGAL LAND DESCRIPTION: 22-13-200-037; 20.22 ACRES T1N, R8E, SEC 13 PART OF NW 1/4 OF NE 1/4 BEG AT PT DIST N 86-24.35 E 324.51 FT & N 17-26-33 W 395.56 FT & N 22-04-49 W 290.12 FT & N 12-16-57 W 272.82 FT & N 09-40-26 E 281.69 FT & N 35-10-39 E 197.27 FT FROM SW COR OF NE 1/4, TH N 35-10-39 E 171.63 FT, TH N 48-11-54 E 252.26 FT, TH N 21-57-22 E 444.19 FT, TH N 02-04-19 E 384.78 FT, TH N 35-16-04 E 113.26 FT, TH N 86-04-18 E 251.83 FT, TH N 88-04-18 E 27.07 FT, TH N 03-35-42 W 30 FT, TH N 86-04-18 E 258.79 FT, TH S 02-27-41 E 1204.65 FT, TH S 86-54-14 W 1120.07 FT TO BEG 20 21 A 3-28-07 FR 009, 031 & 036 SPLIT COMB. ON 04/12/2007 COMPLETED 04/12/2007 GLEMMON OWNER REQUEST - PARENT PARCELS(S): 50-22-13-200-031, 50-22-13-200-009, 50-22-13-200-036; CHILD PARCEL(S): 50-22-13-200-037; 22-13-200-033, 59.11 ACRES 1. T1N, R8E, SEC 13 PART OF E 1/2 OF SEC BEG AT PT DIST S 86-25-42 W 1150 FT FROM E 1/4 COR, TH S 86-25-42 W 222.13 FT, TH S 02-33-45 E 891.88 FT, TH ARC CURVE TO RIGHT, RAD 2051.83 FT, CHORD BEARS N 57-33-29 W 1223.02 FT, DIST OF 1241.89 FT, TH N 17-26-33 W 773.39 FT, TH N 22-40-49 W 290.12 FT, TH N 12-16-57 W 272.82 FT, TH N 09-40-26 E 281.69 FT, TH N 35-10-39 E 196.94 FT, TH N 86-54-57 E 937.04 FT, TH S 02-25-05 E 561 FT, TH N 86-54-57 E 1553 FT (TO A POINT ON THE EAST LINE OF SAID SECTION 13, BEING S 02-25-05 E 1896.00 FT FROM THE NE CORNER OF SAID SECTION 13), TH S 02-25-05 E 227.62 FT (ALONG THE EAST LINE OF SAID SECTION 13 TO A POINT BEING N 02-25-05 W 546.01 FT FROM THE E 1/4 CORNER OF SAID SECTION 13), TH S 86-25-42 W 1150 FT, TH S 02-25-05 E 546 FT TO BEG 59.30 AT 14.93 FR 030
3	LAND AREA: 79.11 ACRES
4	EXISTING ZONING: OST - OFFICE, SERVICE, TECHNOLOGY
5	ADJACENT PROPERTIES NORTH: HAGGERTY CORRIDOR CORPORATE PARK ON NORTH SIDE OF 12 MILE RD. EAST: COUNTRY COUSIN MOBILE HOME PARK, VACANT LAND, NOVI RESEARCH PARK (TOWER AUTOMOTIVE), LANDSCAPE COMPANY AND SOME SINGLE FAMILY HOMES FRONTING ONTO HAGGERTY RD WEST: M-5 CONNECTOR SOUTH: M-5 AND I-696 CONNECTOR RAMP

ARRAY SUMMARY	
DC SYSTEM SIZE:	577,940 (kW-DC (STC))
AC SYSTEM SIZE:	500,000 (kW-AC)
MODULES:	(1,562) GCL M6/72 370W
INVERTERS:	(10) SMA STP CORE1-US 50KW

SUB-ARRAY: GROUND MOUNT	
DC SYSTEM SIZE:	526,880 (kW-DC (STC))
AC SYSTEM SIZE:	450,000 (kW-AC)
MODULES:	(1,424) GCL M6/72 370W
INVERTERS:	(9) SMA STP CORE1-US 50KW
RACKING:	SFR RACKING TABLES
TILT ANGLE:	25°
AZIMUTH:	150°

SUB-ARRAY: CANOPY	
DC SYSTEM SIZE:	51,060 (kW-DC (STC))
AC SYSTEM SIZE:	50,000 (kW-AC)
MODULES:	(138) GCL M6/72 370W
INVERTERS:	(1) SMA STP CORE1-US 50KW
RACKING:	RBI CP-TEE 3VX46
TILT ANGLE:	7°
AZIMUTH:	236°

SHEET LEGEND	
[Symbol]	BUILDING FOOT
[Symbol]	WETLAND/ CONSERVATION AREA
[Symbol]	CONSERVATION AREA SETBACK
[Symbol]	STATE PLANE SECTION QUARTER LINE
[Symbol]	MAJOR TOPO LINE
[Symbol]	MINOR TOPO LINE
[Symbol]	PROPERTY LINE
[Symbol]	SOLAR AC UNDERGROUND CONDUIT
[Symbol]	EXISTING HELIPAD FENCE
[Symbol]	NEW SOLAR ARRAY FENCE



ENGINEER-OF-RECORD
 APR 1 2019
 MARC L. LOPATA, P.E.
 LICENSE NO. 6201088114
 STATE OF MICHIGAN
 PROFESSIONAL ENGINEER

PROJECT TEAM
 AZIMUTH ENERGY
 CERTIFICATION: MARCH LOPATA, P.E. CERT# 09110-0411
 PROJECT# 19-086077
 OWNER: STARLIGHT
 CERT# 042073-150

ENGINEER
 MARC LOPATA, P.E.
 AZIMUTH ENERGY, INC.
 4350 DUNLAP AVE
 SUITE 100
 NOVI, MI 48277
 248.916.0000
 WWW.AZIMUTHENERGY.COM

OWNER
 ITC STARLIGHT, INC.
 27175 HAGGERTY ROAD
 NOVI, MI 48277
 248.916.0000

CONSTRUCTION: TYPE I
 USE AND OCCUPANCY CLASSIFICATION: GROUP U, UTILITY AND MISCELLANEOUS

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	3/15/2019	CB
2	FOR RECORD	3/15/2019	CB

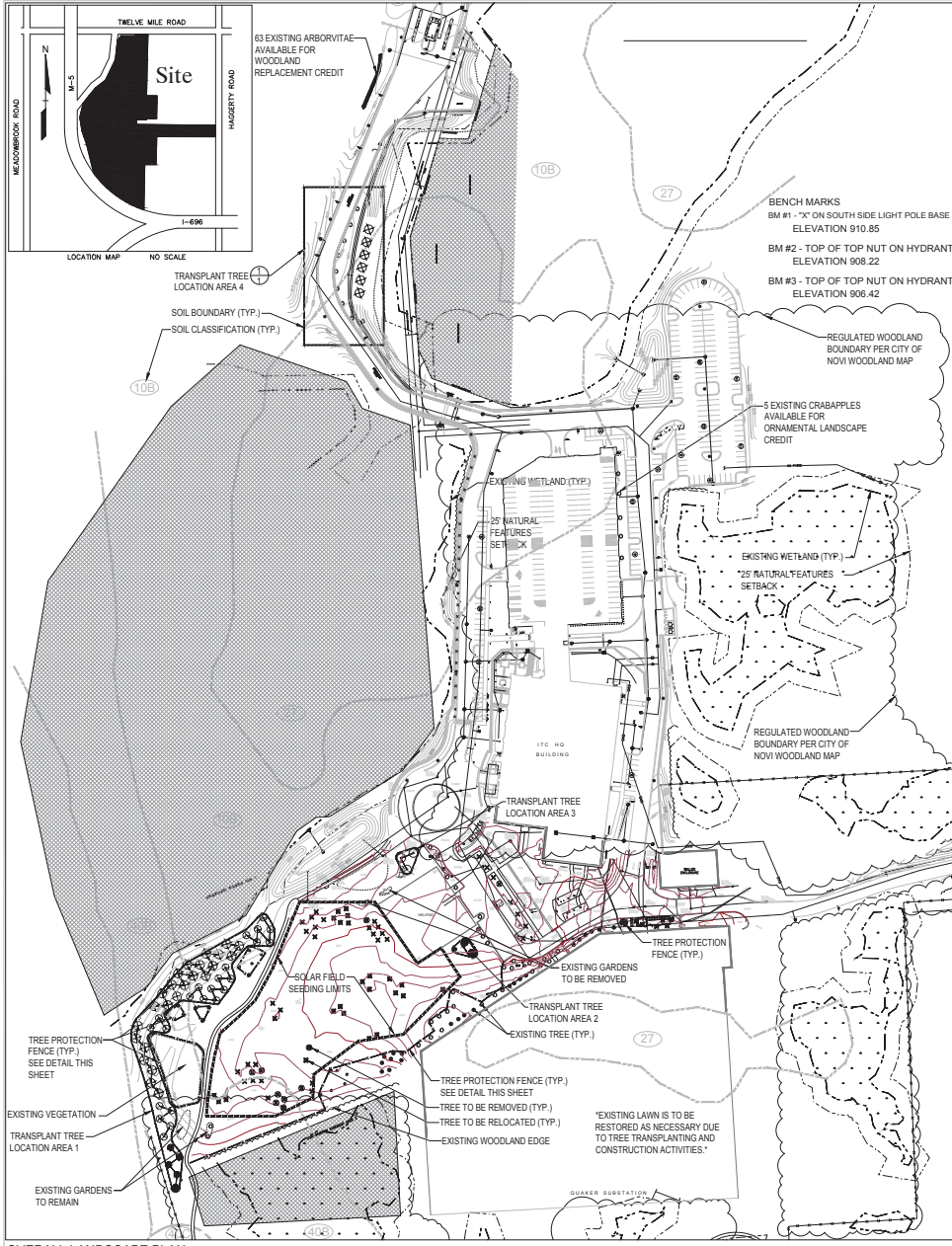
PROJECT INFORMATION
ITC STARLIGHT - SOLAR FIELD AND CARPORT
 27175 ENERGY WAY
 NOVI, MICHIGAN 48377,
 SECTION S13 T1N R8E

PROJECT INFORMATION
 DESIGN: MARCH LOPATA, P.E.
 DRAWING: MARCH LOPATA, P.E.
 CHECKED: MARCH LOPATA, P.E.
 DATE: 3/15/2019
 SCALE: 1" = 150' - 0"

PROJECT DETAILS	
DESIGNED BY:	CB
CHECKED BY:	CB
DATE:	3/15/2019
SCALE:	1" = 150' - 0"

SHEET NAME
**CITY OF NOVI
 SITE PLAN**

SHEET NO.
PV100



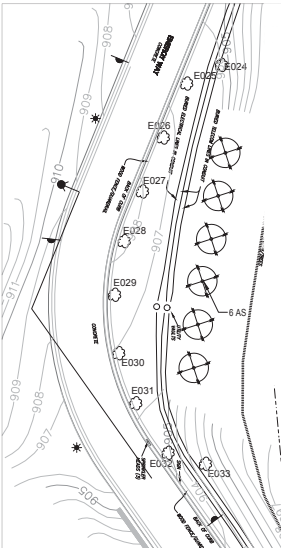
OVERALL LANDSCAPE PLAN
SCALE: 1"=100'

LEGEND

- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND PHONE/FIBER
- DIESEL FUEL LINES
- MINOR CONTOUR
- MAJOR CONTOUR
- FENCE LINE
- ⊕ LIGHT POLE ON CONCRETE BASE
- ⊕ HYDRANT/VALVE BOX
- ⊕ IRRIGATION VALVE
- ⊕ FLAG POLE
- ⊕ CONIFEROUS TREE (DBH IN INCHES)
- ⊕ DECIDUOUS TREE (DBH IN INCHES)
- SOIL BOUNDARY
- REGULATED WETLAND BOUNDARY
- NATURAL FEATURES SETBACK
- EXISTING VEGETATION
- TREE PROTECTION FENCE
- CITY OF NOVI REGULATED WOODLAND

EXISTING SOILS:

- 12 BROOKSTON AND COLWOOD LOAMS
- 27 HOUGHTON AND ADRIAN MUCKS
- 10B MARLETTE SANDY LOAM (1 TO 6 PERCENT SLOPES)
- 23B SISSON FINE SANDY LOAM (1 TO 6 PERCENT SLOPES)
- 40B UDORTHERNTS (LOAMY, UNDULATING)
- 40C UDORTHERNTS (LOAMY, ROLLING)



TRANSPLANT TREE LOCATION AREA 4
SCALE: 1"=30'

TRANSPLANT AREA 4 - PLANT LIST

QTY	SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	UNIT/TOTAL COST
6	AS	ACER SACCHARUM	SUGAR MAPLE	22" CAL.	20' O.C. MIN.	\$400/\$2400

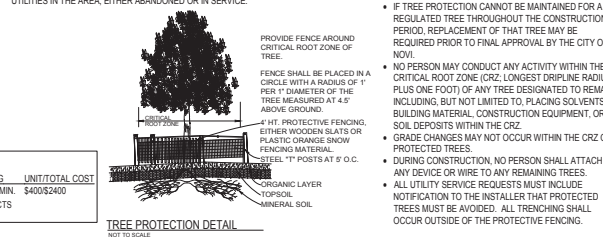
SEE THIS SHEET FOR CITY OF NOVI WOODLAND TREE REPLACEMENT IMPACTS AND CREDIT TABLE.

CITY OF NOVI WOODLAND TREE REPLACEMENT IMPACTS & CREDITS TABLE

ID #	Scientific Name	Common Name	DBH (DBH) (inches)	Condition	Proposed Action	Credit Rate Applied	Credit Type Applied	Total Credits
1
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3
4
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UTILITY NOTE: THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN COMPILED IN PART BY INFORMATION PROVIDED BY OTHERS. WHILE THIS INFORMATION IS ASSUMED TO BE RELIABLE, MONEELY & LINCOLN ASSOCIATES, INC. HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. MONEELY & LINCOLN ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER ABANDONED OR IN SERVICE.

TREE PROTECTION NOTES:
 * TREE PROTECTION FENCING WILL BE ERRECTED PRIOR TO TREE TRANSPLANTING AND OTHER CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL IT IS AUTHORIZED TO BE REMOVED BY THE CITY OF NOVI.
 * IF TREE PROTECTION CANNOT BE MAINTAINED FOR A REGULATED TREE THROUGHOUT THE CONSTRUCTION PERIOD, REPLACEMENT OF THAT TREE MAY BE REQUIRED PRIOR TO FINAL APPROVAL BY THE CITY OF NOVI.
 * NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ, LONGEST DRIPLENE RADIUS PLUS ONE FOOT) OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PLACING SOILVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE CRZ.
 * GRADE CHANGES MAY NOT OCCUR WITHIN THE CRZ OF PROTECTED TREES.
 * DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREES.
 * ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.



REGISTERED LANDSCAPE ARCHITECT
 TOMYA HANLEY
 302 SURREYAN DRIVE, SUITE 9C
 LANSING MI 48211
 517-272-8200
 THAN@ECTINC.COM

3 WORKING DAYS BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171

ITC TRANSMISSION HEADQUARTERS STARLIGHT SOLAR FIELD

ITC HOLDINGS CORP.
 27175 ENERGY WAY,
 NOVI MI 48377

PART OF NW 1/4 OF SECTION 13, T. 1N., R. 8E.,

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

FINAL SITE PLAN 4-3-2023
 PRELIMINARY 5-28-2023

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]
 APPROVED BY: [Signature]

SHEET TITLE
 OVERALL LANDSCAPE PLAN
 SCALE: AS SHOWN

ITC TRANSMISSION HEADQUARTERS STARLIGHT SOLAR FIELD

ITC HOLDINGS CORP.
 27175 ENERGY WAY,
 NOVI MI 48377

PART OF NW 1/4 OF SECTION 13, T. 1N, R. 8E.,

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

FINAL SITE PLAN 4-28-2018
 PRELIMINARY 3-28-2018

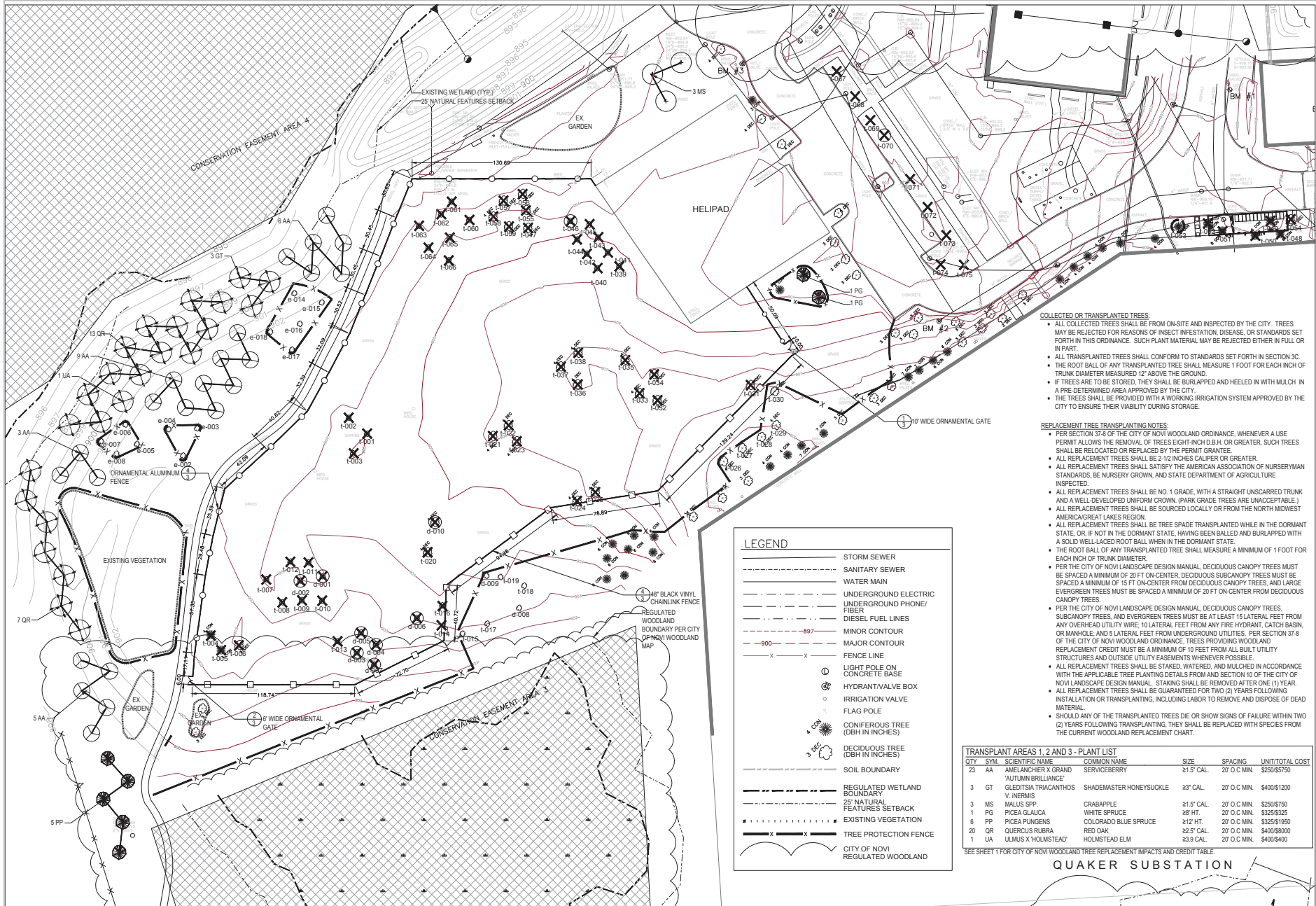
DESIGNED BY: [Signature] CHECKED BY: [Signature]
 DRAWN BY: [Signature] APPROVED BY: [Signature]

SHEET TITLE

SOLAR FIELD LANDSCAPE PLAN

SCALE: 1" = 100' @ 24x36

NORTH
 SHEET NUMBER
2



LEGEND

- STORM SEWER
- - - - SANITARY SEWER
- WATER MAIN
- - - - UNDERGROUND ELECTRIC
- - - - UNDERGROUND PHONE/FIBER
- - - - DIESEL FUEL LINES
- 897 MINOR CONTOUR
- 900 MAJOR CONTOUR
- - - - FENCE LINE
- LIGHT POLE ON CONCRETE BASE
- HYDRANT/VALVE BOX
- IRRIGATION VALVE
- FLAG POLE
- CONIFEROUS TREE (DBH IN INCHES)
- DECIDUOUS TREE (DBH IN INCHES)
- SOIL BOUNDARY
- REGULATED WETLAND BOUNDARY
- 25' NATURAL FEATURES SETBACK
- EXISTING VEGETATION
- TREE PROTECTION FENCE
- CITY OF NOVI REGULATED WOODLAND

TRANSPLANT AREAS 1, 2 AND 3 - PLANT LIST

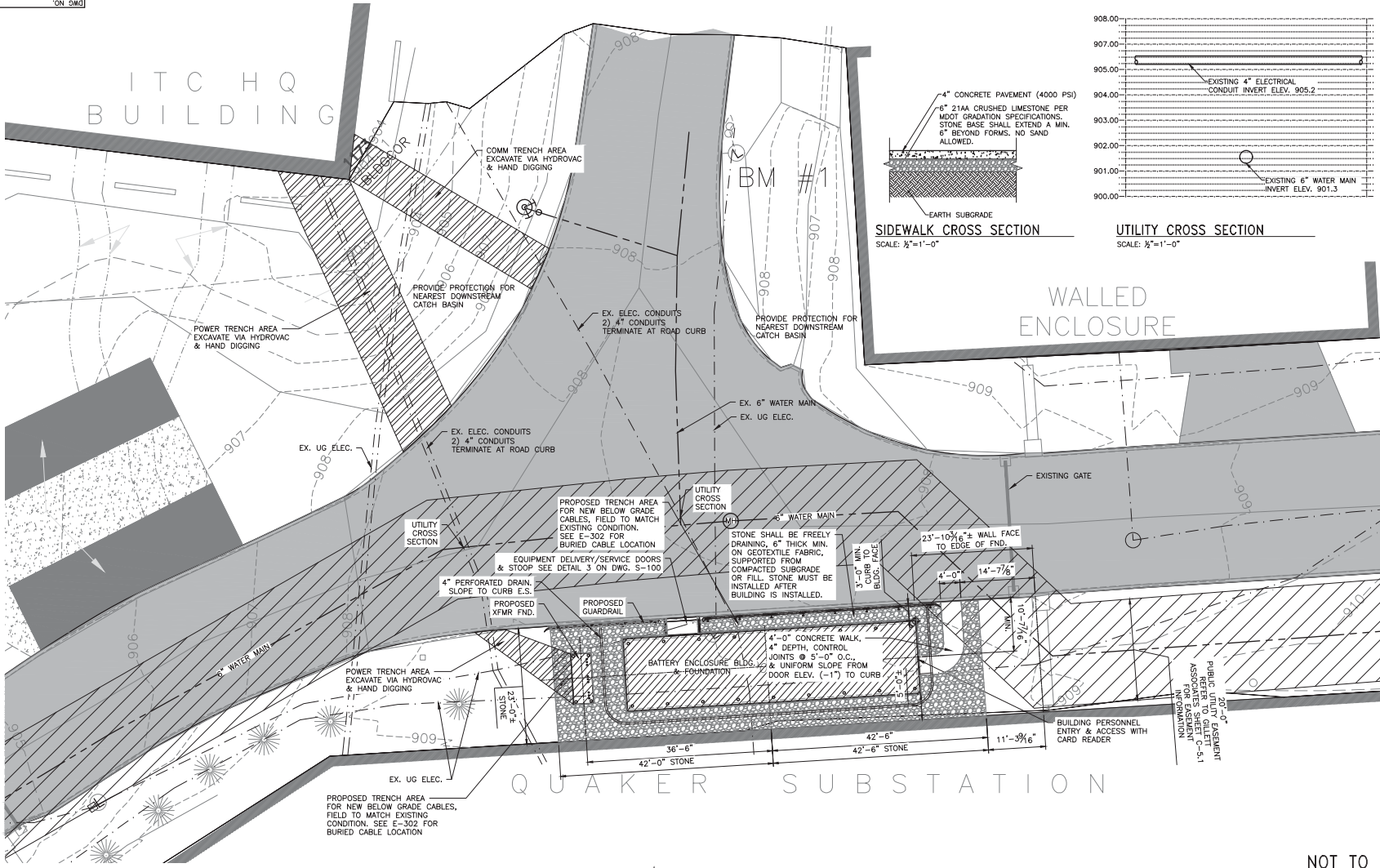
QTY	SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	UNIT/TOTAL COST
23	AA	AMELANCHIER X GRAND AUTUMN BRILLIANCE	SERVICEBERRY	21.5" CAL.	20' O.C. MIN.	\$250/\$5750
3	GT	GLEDITSIA TRIACANTHOS V. NERMIS	SHADEMASTER HONEYSUCKLE	23" CAL.	20' O.C. MIN.	\$400/\$1200
3	MS	MALUS SPP.	CRABAPPLE	21.5" CAL.	20' O.C. MIN.	\$250/\$750
1	PG	PICEA GLAUCA	WHITE SPRUCE	28" HT.	20' O.C. MIN.	\$325/\$325
6	PP	PICEA PUNGENS	COLORADO BLUE SPRUCE	212" HT.	20' O.C. MIN.	\$325/\$1950
20	OR	QUERCUS RUBRA	RED OAK	22.5" CAL.	20' O.C. MIN.	\$400/\$8000
1	UA	ULMUS X 'HOLMSTEAD'	HOLMSTEAD ELM	23.9" CAL.	20' O.C. MIN.	\$400/\$400

SEE SHEET 1 FOR CITY OF NOVI WOODLAND TREE REPLACEMENT IMPACTS AND CREDIT TABLE.

QUAKER SUBSTATION

F E D C B A

001-3
ON OMD



UTILITY NOTE:

SURVEY HAS BEEN PREPARED BY MENEELY & LINCOLN ASSOCIATES DATED 01-31-2019 AND IS USED AS A DESIGN BASIS FOR SITE INFORMATION.

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN COMPILED IN PART BY INFORMATION PROVIDED BY OTHERS. WHILE THIS INFORMATION IS ASSUMED TO BE RELIABLE, MENEELY & LINCOLN ASSOCIATES, INC. HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

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UTILITY LOCATIONS DEPEND ON SURVEY & USED AS A DESIGN BASIS MAY VARY & UNCHARTED UTILITIES MAY EXIST.

BENCH MARKS

BM #1 - "X" ON SOUTH SIDE LIGHT POLE BASE
ELEVATION 910.85

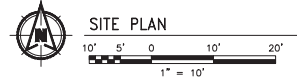
BM #2 - TOP OF TOP NUT ON HYDRANT
ELEVATION 908.22

BM #3 - TOP OF TOP NUT ON HYDRANT
ELEVATION 906.42

- EXISTING SURVEY LEGEND**
- STORM SEWER
 - SANITARY SEWER
 - WATER MAIN
 - UNDERGROUND ELECTRIC
 - UNDERGROUND PHONE/FIBER
 - DIESEL FUEL LINES
 - MINOR CONTOUR
 - MAJOR CONTOUR
 - FENCE LINE
- LIGHT POLE ON CONCRETE BASE
 HYDRANT/VALVE BOX
 IRRIGATION VALVE
 FLAG POLE
 CONIFEROUS TREE (DBH IN INCHES)
 DECIDUOUS TREE (DBH IN INCHES)

- PROPOSED PROJECT LEGEND**
- PROPOSED FOUNDATIONS
 - PROPOSED STONE
 - PROPOSED HYDROVAC & HAND DIG AREA

QUAKER SUBSTATION



NOT TO BE USED FOR CONSTRUCTION

THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.

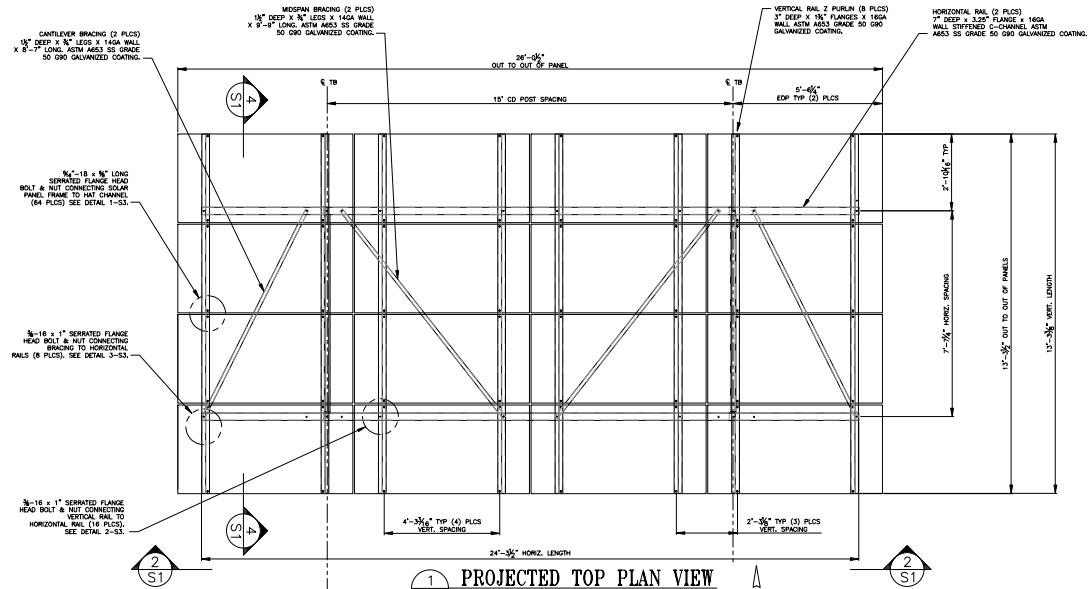
811
King who's below. Call before you dig.

Commonwealth
DWG. NO. AJJ | DATE 02-21-2019 | ENG. JCM

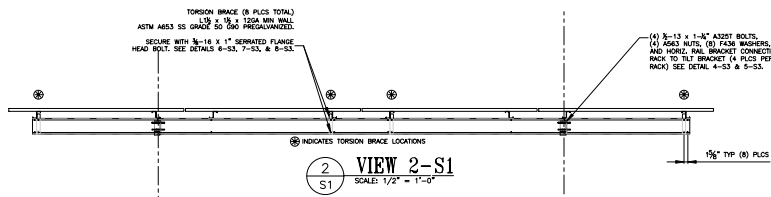
REVISIONS	DATE	BY	REVIEW
A	2/22/2019	JAS	PRELIMINARY OWNER REVIEW
B	3/01/2019	JAS	CITY OF NOWI REVIEW
C	4/23/2019	JAS	CITY OF NOWI REVIEW

ITC STARLIGHT BESS - SECTION 13, T1N, R8E		MITSUBISHI ELECTRIC WARRENDALE, PA	
BID NUMBER: E18046	DATE: 2/22/19	DRAFTER: JAS (CAJ)	DATE: 2/22/19
PROJECT NUMBER: -	CHECKED: -	DATE: -	DATE: -
ENGINEER: JDM (CAJ)	DATE: 02/22/19	LEAD ENGINEER: CAJ (CAJ)	DATE: 02/22/19
REF. DWG. NO. -	APPROVED: -	DATE: -	DATE: -
FILE LOCATION: -	REV. C	DWG. NO. C-100	REV. C

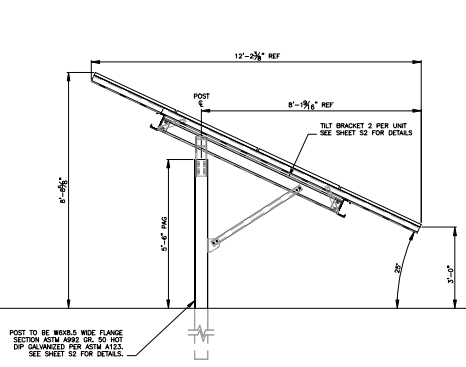
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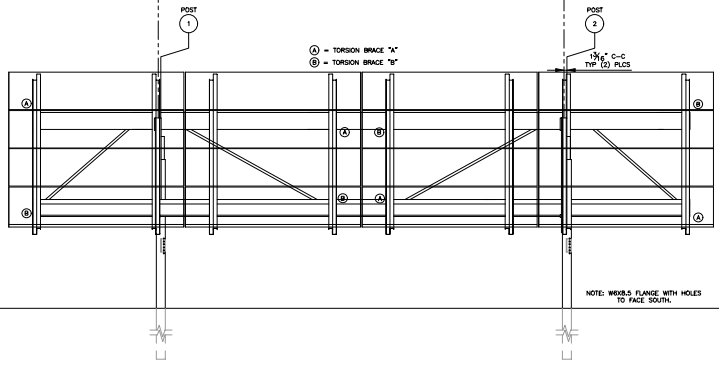
1
S1
PROJECTED TOP PLAN VIEW
SCALE: 1/2" = 1'-0"



2
S1
VIEW 2-S1
SCALE: 1/2" = 1'-0"



4
S1
DETAIL 4-S1
SCALE: 1/2" = 1'-0"



3
S1
FRONT ELEVATION VIEW
SCALE: 1/2" = 1'-0"

AZIMUTH ENERGY
ITC Project
Kansas City, MI 48377

DATE: 3/19/2019
DRAWN BY: RC
CHECK BY: DK

DATE: 9/27/8
PAGE: S1 of S3

GCL-P6/72H_370W
4x4 SOLAR FLEXRACK G3L-X

SOLAR FLEXRACK

3207 Innovation Place
Youngstown, OH 44508-0223
Phone (888) 380-8138

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REV	DESCRIPTION	DATE

GENERAL NOTES:

- 1) OUTSIDE BUILDING SHIPPING DIMENSIONS NOT TO EXCEED 15'-10" x 56'-8" x 12'-8".
- 2) EXTERIOR ITEMS REMOVED FOR SHIPPING:
- EXHAUST HOOD WALL & HVAC; DOWNSPOUTS
- QTY. OF 6 PAINTED Z BARS FOR FUTURE DISCONNECT INSULATION.
- 3) IF APPLICABLE, ALL HVAC UNITS TO RECEIVE HVAC FOIL TAPE MEETING UL181A-P REQUIREMENT.
- 4) EACH EXTERIOR DOOR INCLUDES THE FOLLOWING:
- WEATHERSTRIP, THRESHOLD SWEEP, & 20 KEYS PER LOCKSET
- WATERHEADS: (1) PER DOOR FRAME & (1) PER DOOR LEAF
- PANIC DEVICE; INCLUDES INTERIOR PULL HANDLE
- DOUBLE DOOR INCLUDES SURFACE BOLTS & 25 1/2" CRASH CHAIN W/ VINYL COVER

DOOR SCHEDULE

DOOR #	DESCRIPTION
1	6'-0" x 8'-0", 16ga. DOOR, 16ga. FRAME, UPGRADED INSULATED (R-12.5), LHR ACTIVE, PANIC DEVICE: VON DUPRIN - Z2 SERIES SIZE 3 - RM THUMB LATCH PULL W/ BEST CONSTRUCTION CORE (8) HINGE - 4 1/2" NRP - SS (32D) - BALL BEARING (BB51) (1) DOOR CLOSER W/ HOLD OPEN LON4111HEDA (UP TO 4' DOOR)
2	4'-0" x 7'-0", 16ga. DOOR, 16ga. FRAME, UPGRADED INSULATED (R-12.5), LHR, PANIC DEVICE: VON DUPRIN - Z2 SERIES SIZE 4 - RM THUMB LATCH PULL W/ BEST CONSTRUCTION CORE (3) HINGE HEAVY DUTY - 4 1/2" NRP - SS (32D) - BALL BEARING - FOR 3/8" OR WIDER (1) DOOR CLOSER W/ HOLD OPEN LON4111HEDA (UP TO 4' DOOR)
3	6'-0" x 8'-0", 16ga. DOOR, 16ga. FRAME, UPGRADED INSULATED (R-12.5), LHR ACTIVE, PANIC DEVICE: VON DUPRIN - Z2 SERIES SIZE 3 - RM THUMB LATCH PULL W/ BEST CONSTRUCTION CORE (8) HINGE - 4 1/2" NRP - SS (32D) - BALL BEARING (BB51) (1) DOOR CLOSER W/ HOLD OPEN LON4111HEDA (UP TO 4' DOOR)

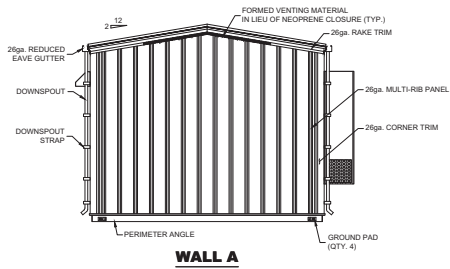
FASTENER SCHEDULE

MELROY MULTI-RIB WALL SHEETS ARE SECURED WITH #12-14 x 1 1/2" PAINTED SELF TAPPING SELF DRILLING SCREW WITH NEOPRENE WASHER EVERY 12" ALONG GIRT LINES AND IN A 5-7-5-7 PATTERN ALONG BASE CHANNEL & EAVE.

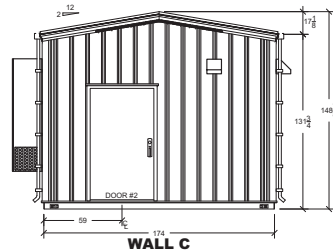
MELROY STANDING SEAM ROOF PANELS ARE ATTACHED WITH ROOF CLIPS SECURED WITH #10 x 1" FLAT HEAD DRILLER AT EACH PURLIN. PANELS ARE FASTENED TO EAVE STRUT WITH #12-14 x 1 1/2" DRILLERS WITH NEOPRENE WASHERS (4 PER PANEL). TRACHTE FABRICATED STANDING SEAM RIDGE CAP FASTENED TO STEEL CLOSURE BETWEEN HIGH RIBS WITH (4) #12-14 x 1 1/2" DRILLERS.

EAVE TRIM FASTENED WITH #12-14 1 1/2" PAINTED SELF TAPPING SELF DRILLING SCREW WITH NEOPRENE WASHER EVERY 12" AT HIGH RIB OF WALL SHEETING & WITH #14 x 1" TAPPING SCREW WITH NEOPRENE WASHER BETWEEN HIGH RIBS OF ROOF PANEL (4 PER ROOF SHEET).

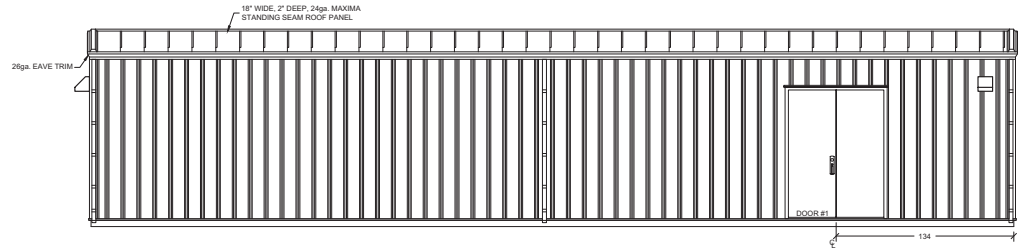
CORNER TRIM FASTENED WITH #12-14 1 1/2" PAINTED SELF TAPPING SELF DRILLING SCREW WITH NEOPRENE WASHER AT BASE/TOP CHANNEL AND AT EACH GIRT LINE.



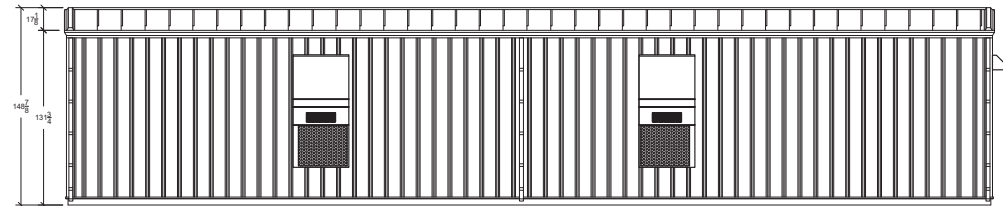
WALL A



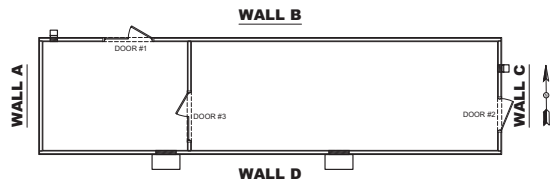
WALL C



WALL B



WALL D



DATE	CHG	NOTE	REV DESCRIPTION
KJC	0000	TJT	MEPP1 14'-0" x 56'-0" x 10'-7" NOZL SS
2	03/29/2019	KJC	SEE INDEX FOR REV HISTORY

DATE	CHG	NOTE	REV DESCRIPTION
2	03/29/2019	KJC	SEE INDEX FOR REV HISTORY

		Trachte, LLC. © ALL RIGHTS RESERVED 2019 422 NORTH BURR OAK AVENUE OREGON, WI 53075 PHONE: 808-855-5787 FAX: 808-855-7279 E-MAIL: DESIGN@TRACHTEUSA.COM
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SHEET NO. ME1452 12757 9 OF 9 S7

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

May 1, 2019

Planning Review

ITC Project Starlight

JSP 19-17

PETITIONER

ITC Holdings Corp.

REVIEW TYPE

Preliminary/Final Site Plan

PROPERTY CHARACTERISTICS

- Site Location: Section 13; South of Twelve Mile and West of Haggerty Road (27075 Haggerty, 27175 Energy Way)
- Site School District: Novi Community School District
- Site Zoning: OST: Office Service Technology District
- Adjoining Zoning: West: OST Office Service Technology
East: OST Office Service Technology, and MH: Mobile Home
North: OST Office Service Technology
South: I-96, M-5 and I-275 Interchange
- Site Use(s): International Transmission Company Headquarters
- Adjoining Uses: West: M-5/MDOT ROW; East: Country Cousin mobile home community(southern), Office park (northern); North: ITC Entranceway
South: I-96, M-5 and I-275 Interchange
- Site Size: 59.11 acres
- Building Size: n/a
- Plan Date: April 2, 2019

PROJECT SUMMARY

The applicant is proposing to install a solar array, battery structure and solar carport canopy. The proposed 13 rows of photovoltaic solar panels will cover approximately 1.5 acres southwest of the ITC headquarters building. A 58-foot long building, to be located north of the substation enclosure, will contain lithium ion and flow batteries for energy storage. An additional solar canopy, approximately 152 feet in length, is proposed to cover a row of parking.

RECOMMENDATION

Approval of the ***Preliminary and Final Site Plan is recommended.*** The plan mostly conforms to the requirements of the Zoning Ordinance, with one variance that will need to be requested from the Zoning Board of Appeals. Additional details of ordinance requirements are in the Planning Review Chart attached. **Planning Commission approval of the Preliminary Site Plan and Storm Water Management Plan is required.**

After Planning Commission's approval, the plan would also require the applicant to seek a deviation from the Zoning Board of Appeals.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below must be addressed and incorporated as part of the Final Site Plan submittal.

1. Accessory Structures (Sec. 4.19): "Freestanding solar collectors shall be considered an accessory building and shall be subject to the requirements for such, together with all other applicable building codes and ordinances."
2. Accessory Buildings (Sec. 4.19.1.J): "Not more than two detached accessory buildings shall be permitted on any lot having 21,780 square feet of area or more." **A Zoning Board of Appeals variance will be required for the 3 accessory "buildings" proposed.**
3. Facade Ordinance (Sec. 5.15.14): "Solar structures shall be a permitted use in all districts and not subject to the requirements of Section 5.15."

Other Reviews

- Engineering Review: Approval is recommended. See letter for further details.
- Landscape Review: Approval is recommended. See letter for further details.
- Wetland Review: Wetland and wetland buffer areas are not impacted by the proposed project. Wetland review was not required.
- Fire Review: Approval is recommended.

NEXT STEP: PLANNING COMMISSION APPROVAL

All reviewers are recommending approval of the Preliminary and Final Site Plan. Refer to letters for more details. **This project has been scheduled for Planning Commission consideration on May 8, 2019, at 7:00 p.m.** Please provide via email the following **by noon on May 3, 2019**:

1. Original Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers or variances as you see fit.**

ZONING BOARD OF APPEALS MEETING

If the Planning Commission approves the site plan, the applicant should then seek Zoning Board of Appeals variance for the items previously listed. The application can be found at this [link](#). Please contact Kate Oppermann at 248-347-0459 for meeting and deadline schedules.

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Planning Commission's approval of the Preliminary Site Plan, and the Zoning Board of Appeals' action on your variance requests, plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this and other review letters and associated charts is to be submitted with the electronic stamping set. This letter should address all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **9 size 24" x 36" copies with original signature and original seals on the cover sheet (subsequent pages may use electronic seal with signature)**, to the Community Development Department for final Stamping Set approval.

If required, drafts for all legal documents with a legal transmittal are to be submitted along with stamping sets.

SIGNAGE

Exterior Signage is not regulated by the Planning Division or Planning Commission. Sign permit applications that relate to construction of a new building or an addition to an existing building may submitted, reviewed, and approved as part of a site plan application. Proposed signs shall be shown on the preliminary site plan. Alternatively, an applicant may choose to submit a sign application to the Building Official for administrative review. Following preliminary site plan approval, any application to amend a sign permit or for a new or additional sign shall be submitted to the Building Official. Please contact the Ordinance Division 248.735.5678 for information regarding sign permits.

PRE-CONSTRUCTION MEETING

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees, and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.



Lindsay Bell – Planner



PLANNING REVIEW CHART: Office Service Technology (OST)

Review Date: May 1, 2019
Review Type: Preliminary/Final Site Plan Review
Project Name: JSP 19-17 ITC Project Starlight
Location: 22-13-200-033 & 22-13-200-037; 27075 Haggerty, 27175 Energy Way
Plan Date: April 2, 2019
Prepared by: Lindsay Bell, Planner
E-mail: lbell@cityofnovi.org; **Phone:** (248) 347-0484

Bold To be addressed with the next submittal
Underline To be addressed with final site plan submittal
Bold and Underline Requires Planning Commission and / or City Council Approval
Italics Noted to be noted

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted August 25, 2010)</i>	Office research development and technology	Photovoltaic Solar Array, Carport and Battery Enclosure Building	Yes	<i>The Preliminary Site Plan will require a Planning Commission approval</i>
Area Study	The site does not fall under any special category	NA	Yes	
Zoning <i>(Effective December 25, 2013)</i>	OST: Office Service and Technology	OST	Yes	
Uses Permitted (Sec 3.1.23.B & C)	Sec. 3.1.23.B. - Principal Uses Permitted. Sec. 3.1.23.C. - Special Land Uses Permitted.	Accessory Buildings and Uses	Yes	Freestanding Solar collectors considered an accessory building, subject to the requirements
Height, bulk, density and area limitations (Sec 3.1.23.D)				
Frontage on a Public Street. <i>(Sec. 5.12)</i>	Frontage on a Public Street is required	The site has frontage on Twelve Mile and Haggerty Road	Yes	
Access To Major Thoroughfare <i>(Sec. 5.13)</i>	Access to Major Thoroughfare only Access to other roads only if other side of the street has multi-family or non-residential uses, or City makes a determination the property meets the requirements of this section	The site has access to Twelve Mile and Haggerty Road	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Minimum Zoning Lot Size for each Unit in Ac (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space (Sec 3.6.2.D)		NA	
Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.6.2.D)			NA	
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)			
Building Height (Sec. 3.1.23.D & Sec. 3.20.1)	46 feet or 3 stories Additional height can be proposed if met with the conditions listed in Section 3.20			See below
Building Setbacks (Sec 4.19)				
Front @ Twelve Mile	50 ft		NA	All lot lines have road frontage – front yard setback applies
Side East	50 ft		Yes	
Side West	50 ft		Yes	
Side South	50 ft		Yes	
Parking Setback (Sec 3.1.23.D) Refer to applicable notes in Sec 3.6.2				
Front @ Twelve Mile	20 ft.		NA	No additional parking proposed
Side East	20 ft		NA	
Side West	20 ft.		NA	
Side South	20 ft.		NA	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	M-5 is exterior side yard; project is greater than 50' from lot line	Yes	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard		NA	
Distance between buildings (Sec 3.6.2.H)	It is governed by sec. 3.8.2 or by the minimum setback requirements, whichever is greater		NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Wetlands and buffer area indicated – does not encroach	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.		NA	<i>No additional parking proposed</i>
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify setback requirements in those instances where it determines that such modification may result in improved use of the site and/or in improved landscaping; provided, however, that such modification of the setback requirements does not reduce the total area of setback on a site below the minimum setback area requirements of this Section		NA	<i>No additional parking proposed</i>
OST District Required Conditions (Sec 3.20)				
Additional Height (Sec 3.20.1)	Properties north of Grand River Avenue: Max height: 65 ft with additional setbacks of 2 ft for every 1 ft in excess of 46 ft.	18.5" carport structure	NA	
Loading and Unloading Screening (Sec 3.20.2.A)	Truck service areas and overhead truck loading/unloading doors shall be totally screened from view from any public right-of-way, including freeway right-of-way, and adjacent properties, except for required driveway access.		NA	Use will not require additional loading area
Required Parking Calculation (Sec 3.20.2.B)	A floor plan indicating different uses, leasable floor space used for calculating parking should be shown on the plans		NA	<i>Changes to buildings not proposed</i>
Additional conditions for permitted uses in 3.1.23.B.ii - v (Sec 3.20.2.C)	Uses permitted under subsections 3.1.23.B.ii - v shall not be located on property sharing a common boundary with property zoned for R-A,		NA	

Item	Required Code	Proposed	Meets Code	Comments
	R-1, R-2, R-3, R-4 or MH district use unless conditions in section 3.20.2.C are met			
Outdoor storage (Sec 3.20.2.D)	The outdoor storage of goods or materials shall be prohibited.	Unable to determine	Yes	Add a note to the plan to further clarify
Accessory Uses (Section 4.19)				
Attached Accessory Buildings (Sec.4.19.1.A)	Where the accessory building is structurally attached to the main building, it must conform to all regulations of the ordinance applicable to the main building		NA	Battery building, carport and solar panels are freestanding
Accessory Buildings (Sec.4.19.1.B)	Shall not be erected in any required front yard or in any required exterior side yard	Battery Equipment Building, carport and solar array is located outside of exterior side yard setback area	Yes	
Accessory Buildings – Total Floor Area (Sec.4.19.1.B)	Total floor area of all accessory buildings shall not occupy more than 25% of any required rear yard	Appears to comply	Yes	Provide total area of solar panels, carport and battery building in order to verify
Accessory Buildings – Setbacks (Sec.4.19.1.C)	Each accessory building shall meet all setback requirements for the zoning district in which the property is located, and all wetland and woodland requirements	Each structure exceeds setback requirements	Yes	
Accessory Buildings – Setbacks (Sec.4.19.1.G)	A detached accessory building shall not be located closer than 10 feet to any main building, and shall not be located closer than 6 feet from any interior side or rear lot line	Battery enclosure is located near the substation wall, but not a main building	Yes	
Accessory Buildings – Rear yard setback (Sec.4.19.1.H)	In those instances where the rear lot line abuts a street ROW, the accessory building shall be no closer to this line than the required front yard setback in the district (OST – 50 feet)	Appears to be over 109 feet to closest property line	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Accessory Buildings – Height (Sec.4.19.1.I)	Accessory building in OST district may be built to a height equal to the max. permitted height of the district; provided 1 foot of additional setback for each foot over 14 feet in height	12.4 ft battery storage structure 18.5 ft carport canopy 8.73 ft solar array	Yes	Carport canopy exceeds 14 feet – however location provides adequate setback to comply with ordinance
Accessory Buildings – Number of Acc Buildings (Sec.4.19.1.J)	Not more than 2 detached accessory buildings shall be permitted on any lot having 21,780sf of area or more	3 accessory structures/buildings proposed	No	<u>ZBA approval will be required for this deviation</u>
Accessory Buildings – Use (Sec.4.19.1.K)	Use of any detached accessory building in any Residential, Business or Office district for a use other than the parking and storage of private motor vehicles, tools, recreation equipment or dog houses shall require review and approval by the ZBA	Ordinance allows solar structures as a permitted use in all districts per section 5.15	NA	Ordinance allows solar structures as a permitted use in all districts per section 5.15
Accessory Buildings – Design (Sec.4.19.1.L)	All accessory buildings in excess of 200 sf shall be designed and constructed of materials and architecture compatible with the principal structure, with a min. roof pitch of 3/12 and overhangs of no less than 6 inches		NA	Section 5.15 exemption to façade review applies to all solar-related structures
Accessory Structures - Solar (Sec.4.19.2.G.i)	Freestanding solar collectors shall be defined as solar collectors not attached to and separate from any existing structures on the site. Freestanding solar collectors shall be considered an accessory building and shall be subject to the requirements for such, together with all other applicable building codes and ordinances		Yes	<i>See Accessory building review comments above</i>

Item	Required Code	Proposed	Meets Code	Comments
Façade Ordinance (Sec.5.15)	Solar structures shall be a permitted use in all districts and not subject to the requirements of Section 5.15		Yes	<i>No façade review needed – applies to battery enclosure as well</i>
Dumpster Sec 4.19.2.F	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces 	Previously approved	NA	
Dumpster Enclosure Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	Previously approved	NA	
Exterior lighting Sec. 5.7	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	Not provided		Provide any new exterior lighting details
Non-Motorized Facilities				
Article XI. Off-Road Non-Motorized Facilities	8 foot pathway is required along Haggerty Road	Paths on Twelve Mile and Haggerty existing	NA	
Pedestrian Connectivity	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	No changes to buildings proposed	NA	
Building Code and Other Requirements				
Building Code	Building exits must be connected to sidewalk	Sidewalk proposed on east side of battery	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	system or parking lot.	enclosure building		
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Legal description for parcels is provided	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Details Provided	Yes	
Economic Impact	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) 	Information Not Provided	No	Please provide the information in the response letter prior to Planning Commission meeting – include expected energy generation
Development/ Business Sign & Street addressing	<ul style="list-style-type: none"> - Signage if proposed requires a permit. - The applicant should contact the Building Division for an address prior to applying for a building permit. 		NA	<u>For further information contact Maureen Underhill 248-735-5602.</u>
Project and Street naming	Some projects may need approval from the Street and Project Naming Committee.	This project does not need approval of the Project Name	NA	<u>For approval of project and street naming contact Hannah Smith at 248-735-0579</u>
Property Split	All property splits and combination must be submitted to the Assessing Department for approval.		NA	
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary			Only required if new lighting is added

Item	Required Code	Proposed	Meets Code	Comments
	transmission of light into the night sky			
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures			<u>Provide lighting plan with Final Site Plan submittal meeting all requirements of this section if any new exterior lighting will be added to the site</u>
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.			
Lighting Plan (Sec. 5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures			
	Photometric data			
	Fixture height			
	Mounting & design			
	Glare control devices			
	Type & color rendition of lamps			
	Hours of operation			
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from adj. properties			
Maximum Height (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses			
Standard Notes (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 			

Item	Required Code	Proposed	Meets Code	Comments
Security Lighting <i>(Sec. 5.7.3.H)</i> Lighting for security purposes shall be directed only onto the area to be secured.	- All fixtures shall be located, shielded and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred			
Average Light Levels <i>(Sec.5.7.3.E)</i>	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1			
Type of Lamps <i>(Sec. 5.7.3.F)</i>	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps			
Min. Illumination <i>(Sec. 5.7.3.k)</i>	Parking areas: 0.2 min			
	Loading & unloading areas: 0.4 min			
	Walkways: 0.2 min			
	Building entrances, frequent use: 1.0 min			
	Building entrances, infrequent use: 0.2 min			
Max. Illumination adjacent to Non-Residential <i>(Sec. 5.7.3.K)</i>	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle			
Cut off Angles <i>(Sec. 5.7.3.L)</i>	when adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle			

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

May 1, 2019

Engineering Review

ITC Project Starlight
JSP19-0017

Applicant

ITC Project Starlight

Review Type

Combined Preliminary and Final Site Plan

Property Characteristics

- Site Location: South of Twelve Mile Road, East of M5
- Total Site Size: 59.11 acres
- Plan Date: 04/03/2019
- Design Engineer: Commonwealth Associates

Project Summary

- Construction of a battery enclosure building, ground mounted solar panel network, and solar parking canopy.
- The water main, sanitary sewer, and storm sewer networks would remain unaltered.
- Storm water would continue to be collected by a single storm sewer collection system and conveyed/discharges to multiple detention basins onsite.

Recommendation

Approval of the Preliminary and Final Site Plan is recommended.

Comments:

The Preliminary and Final Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual with the following exceptions, which can be addressed at the time of Electronic Stamping Set submittal:

General

1. Provide the City's standard detail sheets for paving (2 sheets-rev. 03/05/2018) at the time of the Stamping Set submittal. These details can be found on the City's website at this location: <http://cityofnovi.org/Government/City-Services/Public-Services/Engineering-Division/Engineering-Standards-and-Construction-Details.aspx>

Paving & Grading

2. Add the required maximum 2-percent cross-slope to the sidewalk detail.

Soil Erosion and Sediment Control

3. A SESC permit is required. A full review has not been completed at this time. The review checklist detailing all SESC requirements is attached to this letter. Please address the comments below and submit a SESC permit application under separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

Off-Site Easements

4. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.

The following must be submitted with the Stamping Set:

(Please note that all documents must be submitted together as a package with the Stamping Set submittal with a legal review transmittal form that can be found on the City's website. Partial submittals will not be accepted.)

5. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
6. If applicable, executed copies of approved off-site utility easements.

The following must be addressed prior to construction:

7. Call the Engineering Department with 48 hour notice for form work inspection relating to the sidewalk construction.
8. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.

Prior to preparing stamping sets, the Applicant is advised to provide any revised sheets directly to the Engineering Division for an informal review and approval.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Kate Richardson at (248) 347-0586 with any questions.



Kate Richardson, EIT
Plan Review Engineer

cc: Lindsay Bell, Community Development
Angela Sosnowski, Community Development
Tina Glenn, Treasurers
Kristin Pace, Treasurers
Ben Croy, Water and Sewer
George Melistas, Engineering
Darcy Rechten, Engineering
T. Meadows, T. Reynolds,; Spalding DeDecker

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

April 16, 2019

Preliminary/Final Site Plan - Landscaping

ITC Starlight Solar Panels

Review Type

Combined Preliminary/Final Landscape Plan

Job #

JSP19-0005

Property Characteristics

- Site Location: 27175 Energy Way
- Site Acreage: 59 acres
- Site Zoning: OST
- Adjacent Zoning: North, East: OST; South, East: OST, MH; West: M-5
- Plan Date: 4/2/2019

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

The project is **recommended for approval for Preliminary and Final Site Plans**. Please revise the notes cited below on the electronic stamping set.

Ordinance Considerations

Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))
Provided.

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))
All existing trees in the impacted area are identified

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

Property is adjacent to Residential but the project site is not, so no additional buffering is required.

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

1. The project site is surrounded by major highway (M-5).
2. The existing and transplanted trees will exceed the planting requirements in the area of the solar panel array.
3. As no building or parking lot expansion is involved, no additional berm or landscaping is required.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

No additional parking lot landscaping is required as no parking is being added.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

As there is no impact to the building, no additional foundation landscaping is required.

Plant List (LDM 2.h. and t.)

Lists of trees to be transplanted are provided.

Planting Notations and Details (LDM)

Provided

Replacement Trees/Transplanted Trees (Section 37, LDM x)

1. The project proposes to remove 73 trees from their current location. 63 will be transplanted to new locations around the site.
2. Most of those trees are shown as woodland replacements planted as part of a previous project.
3. The transplant locations are acceptable.

Seeding

1. Native seed mixes will be planted beneath the solar array.
2. The seed mix is expected to be maintained beyond 2 years, just as woodland replacement trees are. **If the seeding fails and isn't replaced, 10 trees should be planted to replace them (the difference between the number of trees removed and transplanted) or a deposit to the tree fund is required at that time for those trees (\$400x10 = \$4000).**
3. **Please remove the note that says the 24 credits can't be used for future projects.**

Irrigation (LDM 1.a.(1)(e) and 2.s)

1. A note is provided stating that the transplanted trees and seeded areas will be hand-watered through August 31 of the first growing season as needed and on an as-needed basis after that.
2. **Please revise that note to state that the trees shall be watered deeply once per week for the first month after transplanting, every two weeks for two months after that, and at least once per month for the remaining months of the first growing season after transplanting. (The existing note regarding seeded area watering can remain as is.) As-needed watering is acceptable for the years after the planting year.**

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

FIRE REVIEW



April 23, 2019

TO: Barbara McBeth- City Planner
Sri Ravali Komaragiri- Plan Review Center
Lindsay Bell-Plan Review Center
Hannah Smith-Planning Assistant

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Andrew Mutch

Laura Marie Casey

Kelly Breen

Ramesh Verma

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City Manager
Peter E. Auger

**Director of Public Safety
Chief of Police**
David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Scott R. Baetens

RE: ITC Project Starlight

PSP# 19-0062

Project Description:

Build a solar panel field and a battery storage building on the property of ITC.

Comments:

- **CORRECTED 4-23-2019**-A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.
- **MUST** provide an emergency plan to the fire department with contact info.
- **MUST** label **ALL** emergency disconnects.

Recommendation:

APPROVED WITH CONDITIONS

Sincerely,

A handwritten signature in black ink, appearing to read "KSP", with a horizontal line extending to the right.

Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANT RESPONSE LETTER



May 2, 2019

Mrs. Lindsay Bell
City of Novi
45175 Ten Mile Road
Novi, MI 48375

RE: ITC Project Starlight – JSP 19-17

Mrs. Bell,

This letter is in response to your email dated May 1, 2019, regarding ITC Project Starlight – JSP 19-17. I appreciate the opportunity to provide additional information.

Below our ITC's responses (**red**) to the comments (**bold**) from the project review letters:

Planning Review Chart

Outdoor Storage

Add a note to the plan the further clarify

A note will be added to cover sheet.

Accessory Building – Total Floor Area

Provide total area of solar panels, carport, and battery building in order to verify

Will be noted on sheet S2 for building and sheet PV100 for canopy and array

Accessory Building – Number of ACC Buildings

ZBA approval will be required for the deviation

On schedule for May 14th

Exterior lighting

Provide any new exterior lighting details

This project does not include any new exterior lighting

Economic Impact

Please provide the information in the response letter prior to Planning Commission meeting – including expected energy generation

Generation total for solar is 500kw and battery during discharge is 200kw. Project has a \$6.2 million budget

Intent

Only required if new lighting is added

No new lighting

Lighting Plan

Provide lighting plan with Final Site plan submittal meeting all requirements of this section if any new exterior lighting will be added to the site

No new lighting

Engineering Review

Soil Erosion and Sediment Control

We will call the Engineering Department with 48 hours notice.

We will review SESC permit requirements prior to construction, as described.

Landscaping

Seeding

If the seeding fails and isn't replaced, 10 trees should be planted to replace them (the difference between the number of trees removed and transplanted) or a deposit to the tree fund is required at that time for those trees (\$400x10 = \$4000).

Will be noted on ECT landscape drawings 1-4

Please remove the note that says the 24 credits can't be used for future projects.

Will be removed

Irrigation (LDM 1.a.(1)(e) and 2.s)

Please revise that note to state that the trees shall be watered deeply once per week for the first month after transplanting, every two weeks for two months after that, and at least once per month for the remaining months of the first growing season after transplanting. (The existing note regarding seeded area watering can remain as is.) As-needed watering is acceptable for the years after the planting year.

Note will be revised

Fire Marshal

MUST provide an emergency plan to the fire department with contact info.

Will provide

MUST label ALL emergency disconnects.

Will label All disconnects.

Thank you again for the opportunity to provide additional information regarding ITC Project Starlight. As always please do not hesitate to contact me with any questions.

Sincerely,



Neal Bishop
Area Manager
ITC Holdings Corp.

2401 S. Huron Rd, Kawkawlin, MI 48631



PLAN REVIEW CENTER REPORT

May 1, 2019

Planning Review

ITC Project Starlight
JSP 19-17

PETITIONER

ITC Holdings Corp.

REVIEW TYPE

Preliminary/Final Site Plan

PROPERTY CHARACTERISTICS

- Site Location: Section 13; South of Twelve Mile and West of Haggerty Road (27075 Haggerty, 27175 Energy Way)
- Site School District: Novi Community School District
- Site Zoning: OST: Office Service Technology District
- Adjoining Zoning: West: OST Office Service Technology
East: OST Office Service Technology, and MH: Mobile Home
North: OST Office Service Technology
South: I-96, M-5 and I-275 Interchange
- Site Use(s): International Transmission Company Headquarters
- Adjoining Uses: West: M-5/MDOT ROW; East: Country Cousin mobile home community(southern), Office park (northern); North: ITC Entranceway
South: I-96, M-5 and I-275 Interchange
- Site Size: 59.11 acres
- Building Size: n/a
- Plan Date: April 2, 2019

PROJECT SUMMARY

The applicant is proposing to install a solar array, battery structure and solar carport canopy. The proposed 13 rows of photovoltaic solar panels will cover approximately 1.5 acres southwest of the ITC headquarters building. A 58-foot long building, to be located north of the substation enclosure, will contain lithium ion and flow batteries for energy storage. An additional solar canopy, approximately 152 feet in length, is proposed to cover a row of parking.

RECOMMENDATION

Approval of the ***Preliminary and Final Site Plan is recommended.*** The plan mostly conforms to the requirements of the Zoning Ordinance, with one variance that will need to be requested from the Zoning Board of Appeals. Additional details of ordinance requirements are in the Planning Review Chart attached. **Planning Commission approval of the Preliminary Site Plan and Storm Water Management Plan is required.**

After Planning Commission's approval, the plan would also require the applicant to seek a deviation from the Zoning Board of Appeals.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below must be addressed and incorporated as part of the Final Site Plan submittal.

1. Accessory Structures (Sec. 4.19): "Freestanding solar collectors shall be considered an accessory building and shall be subject to the requirements for such, together with all other applicable building codes and ordinances."
2. Accessory Buildings (Sec. 4.19.1.J): "Not more than two detached accessory buildings shall be permitted on any lot having 21,780 square feet of area or more." **A Zoning Board of Appeals variance will be required for the 3 accessory "buildings" proposed.**
3. Facade Ordinance (Sec. 5.15.14): "Solar structures shall be a permitted use in all districts and not subject to the requirements of Section 5.15."

Other Reviews

- Engineering Review: Approval is recommended. See letter for further details.
- Landscape Review: Approval is recommended. See letter for further details.
- Wetland Review: Wetland and wetland buffer areas are not impacted by the proposed project. Wetland review was not required.
- Fire Review: Approval is recommended.

NEXT STEP: PLANNING COMMISSION APPROVAL

All reviewers are recommending approval of the Preliminary and Final Site Plan. Refer to letters for more details. **This project has been scheduled for Planning Commission consideration on May 8, 2019, at 7:00 p.m.** Please provide via email the following **by noon on May 3, 2019**:

1. Original Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers or variances as you see fit.**

ZONING BOARD OF APPEALS MEETING

If the Planning Commission approves the site plan, the applicant should then seek Zoning Board of Appeals variance for the items previously listed. The application can be found at this [link](#). Please contact Kate Oppermann at 248-347-0459 for meeting and deadline schedules.

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Planning Commission's approval of the Preliminary Site Plan, and the Zoning Board of Appeals' action on your variance requests, plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this and other review letters and associated charts is to be submitted with the electronic stamping set. This letter should address all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **9 size 24" x 36" copies with original signature and original seals on the cover sheet (subsequent pages may use electronic seal with signature)**, to the Community Development Department for final Stamping Set approval.

If required, drafts for all legal documents with a legal transmittal are to be submitted along with stamping sets.

SIGNAGE

Exterior Signage is not regulated by the Planning Division or Planning Commission. Sign permit applications that relate to construction of a new building or an addition to an existing building may submitted, reviewed, and approved as part of a site plan application. Proposed signs shall be shown on the preliminary site plan. Alternatively, an applicant may choose to submit a sign application to the Building Official for administrative review. Following preliminary site plan approval, any application to amend a sign permit or for a new or additional sign shall be submitted to the Building Official. Please contact the Ordinance Division 248.735.5678 for information regarding sign permits.

PRE-CONSTRUCTION MEETING

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees, and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.



Lindsay Bell – Planner



PLANNING REVIEW CHART: Office Service Technology (OST)

Review Date: May 1, 2019
Review Type: Preliminary/Final Site Plan Review
Project Name: JSP 19-17 ITC Project Starlight
Location: 22-13-200-033 & 22-13-200-037; 27075 Haggerty, 27175 Energy Way
Plan Date: April 2, 2019
Prepared by: Lindsay Bell, Planner
E-mail: lbell@cityofnovi.org; **Phone:** (248) 347-0484

Bold To be addressed with the next submittal
Underline To be addressed with final site plan submittal
Bold and Underline Requires Planning Commission and / or City Council Approval
Italics Noted to be noted

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted August 25, 2010)</i>	Office research development and technology	Photovoltaic Solar Array, Carport and Battery Enclosure Building	Yes	<i>The Preliminary Site Plan will require a Planning Commission approval</i>
Area Study	The site does not fall under any special category	NA	Yes	
Zoning <i>(Effective December 25, 2013)</i>	OST: Office Service and Technology	OST	Yes	
Uses Permitted (Sec 3.1.23.B & C)	Sec. 3.1.23.B. - Principal Uses Permitted. Sec. 3.1.23.C. – Special Land Uses Permitted.	Accessory Buildings and Uses	Yes	Freestanding Solar collectors considered an accessory building, subject to the requirements
Height, bulk, density and area limitations (Sec 3.1.23.D)				
Frontage on a Public Street. <i>(Sec. 5.12)</i>	Frontage on a Public Street is required	The site has frontage on Twelve Mile and Haggerty Road	Yes	
Access To Major Thoroughfare <i>(Sec. 5.13)</i>	Access to Major Thoroughfare only Access to other roads only if other side of the street has multi-family or non-residential uses, or City makes a determination the property meets the requirements of this section	The site has access to Twelve Mile and Haggerty Road	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Minimum Zoning Lot Size for each Unit in Ac (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space		NA	
Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.6.2.D)			NA	
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)			
Building Height (Sec. 3.1.23.D & Sec. 3.20.1)	46 feet or 3 stories Additional height can be proposed if met with the conditions listed in Section 3.20			See below
Building Setbacks (Sec 4.19)				
Front @ Twelve Mile	50 ft		NA	All lot lines have road frontage – front yard setback applies
Side East	50 ft		Yes	
Side West	50 ft		Yes	
Side South	50 ft		Yes	
Parking Setback (Sec 3.1.23.D) Refer to applicable notes in Sec 3.6.2				
Front @ Twelve Mile	20 ft.		NA	No additional parking proposed
Side East	20 ft		NA	
Side West	20 ft.		NA	
Side South	20 ft.		NA	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	M-5 is exterior side yard; project is greater than 50' from lot line	Yes	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard		NA	
Distance between buildings (Sec 3.6.2.H)	It is governed by sec. 3.8.2 or by the minimum setback requirements, whichever is greater		NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Wetlands and buffer area indicated – does not encroach	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.		NA	<i>No additional parking proposed</i>
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify setback requirements in those instances where it determines that such modification may result in improved use of the site and/or in improved landscaping; provided, however, that such modification of the setback requirements does not reduce the total area of setback on a site below the minimum setback area requirements of this Section		NA	<i>No additional parking proposed</i>
OST District Required Conditions (Sec 3.20)				
Additional Height (Sec 3.20.1)	Properties north of Grand River Avenue: Max height: 65 ft with additional setbacks of 2 ft for every 1 ft in excess of 46 ft.	18.5" carport structure	NA	
Loading and Unloading Screening (Sec 3.20.2.A)	Truck service areas and overhead truck loading/unloading doors shall be totally screened from view from any public right-of-way, including freeway right-of-way, and adjacent properties, except for required driveway access.		NA	Use will not require additional loading area
Required Parking Calculation (Sec 3.20.2.B)	A floor plan indicating different uses, leasable floor space used for calculating parking should be shown on the plans		NA	<i>Changes to buildings not proposed</i>
Additional conditions for permitted uses in 3.1.23.B.ii – v (Sec 3.20.2.C)	Uses permitted under subsections 3.1.23.B.ii - v shall not be located on property sharing a common boundary with property zoned for R-A,		NA	

Item	Required Code	Proposed	Meets Code	Comments
	R-1, R-2, R-3, R-4 or MH district use unless conditions in section 3.20.2.C are met			
Outdoor storage (Sec 3.20.2.D)	The outdoor storage of goods or materials shall be prohibited.	Unable to determine	Yes	Add a note to the plan to further clarify <i>A note will be added to cover sheet.</i>
Accessory Uses (Section 4.19)				
Attached Accessory Buildings (Sec.4.19.1.A)	Where the accessory building is structurally attached to the main building, it must conform to all regulations of the ordinance applicable to the main building		NA	Battery building, carport and solar panels are freestanding
Accessory Buildings (Sec.4.19.1.B)	Shall not be erected in any required front yard or in any required exterior side yard	Battery Equipment Building, carport and solar array is located outside of exterior side yard setback area	Yes	
Accessory Buildings – Total Floor Area (Sec.4.19.1.B)	Total floor area of all accessory buildings shall not occupy more than 25% of any required rear yard	Appears to comply	Yes	Provide total area of solar panels, carport and battery building in order to verify <i>will be noted on sheet S2 for building and sheet PV100 for canopy and array.</i>
Accessory Buildings – Setbacks (Sec.4.19.1.C)	Each accessory building shall meet all setback requirements for the zoning district in which the property is located, and all wetland and woodland requirements	Each structure exceeds setback requirements	Yes	
Accessory Buildings – Setbacks (Sec.4.19.1.G)	A detached accessory building shall not be located closer than 10 feet to any main building, and shall not be located closer than 6 feet from any interior side or rear lot line	Battery enclosure is located near the substation wall, but not a main building	Yes	

Accessory Buildings – Rear yard setback <i>(Sec.4.19.1.H)</i>	In those instances where the rear lot line abuts a street ROW, the accessory building shall be no closer to this line than the required front yard setback in the district (OST – 50 feet)	Appears to be over 109 feet to closest property line	Yes	
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Item	Required Code	Proposed	Meets Code	Comments
Accessory Buildings – Height (Sec.4.19.1.I)	Accessory building in OST district may be built to a height equal to the max. permitted height of the district; provided 1 foot of additional setback for each foot over 14 feet in height	12.4 ft battery storage structure 18.5 ft carport canopy 8.73 ft solar array	Yes	Carport canopy exceeds 14 feet – however location provides adequate setback to comply with ordinance
Accessory Buildings – Number of Acc Buildings (Sec.4.19.1.J)	Not more than 2 detached accessory buildings shall be permitted on any lot having 21,780sf of area or more	3 accessory structures/buildings proposed	No	ZBA approval will be required for this deviation <i>On schedule for May 14th</i>
Accessory Buildings – Use (Sec.4.19.1.K)	Use of any detached accessory building in any Residential, Business or Office district for a use other than the parking and storage of private motor vehicles, tools, recreation equipment or dog houses shall require review and approval by the ZBA	Ordinance allows solar structures as a permitted use in all districts per section 5.15	NA	Ordinance allows solar structures as a permitted use in all districts per section 5.15
Accessory Buildings – Design (Sec.4.19.1.L)	All accessory buildings in excess of 200 sf shall be designed and constructed of materials and architecture compatible with the principal structure, with a min. roof pitch of 3/12 and overhangs of no less than 6 inches		NA	Section 5.15 exemption to façade review applies to all solar-related structures
Accessory Structures - Solar (Sec.4.19.2.G.i)	Freestanding solar collectors shall be defined as solar collectors not attached to and separate from any existing structures on the site. Freestanding solar collectors shall be considered an accessory building and shall be subject to the requirements for such, together with all other applicable building codes and ordinances		Yes	See Accessory building review comments above

Item	Required Code	Proposed	Meets Code	Comments
Façade Ordinance (Sec.5.15)	Solar structures shall be a permitted use in all districts and not subject to the requirements of Section 5.15		Yes	<i>No façade review needed – applies to battery enclosure as well</i>
Dumpster Sec 4.19.2.F	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces 	Previously approved	NA	
Dumpster Enclosure Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	Previously approved	NA	
Exterior lighting Sec. 5.7	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	Not provided		Provide any new exterior lighting details
Non-Motorized Facilities				
Article XI. Off-Road Non-Motorized Facilities	8 foot pathway is required along Haggerty Road	Paths on Twelve Mile and Haggerty existing	NA	
Pedestrian Connectivity	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	No changes to buildings proposed	NA	
Building Code and Other Requirements				
Building Code	Building exits must be connected to sidewalk	Sidewalk proposed on east side of battery	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	system or parking lot.	enclosure building		
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Legal description for parcels is provided	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Details Provided	Yes	
Economic Impact	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) 	Information Not Provided	No	Please provide the information in the response letter prior to Planning Commission meeting – include expected energy Generation <i>Generation total for solar is 500 kw and battery during discharge is 200 kw. 6.2 mil budget</i>
Development/ Business Sign & Street addressing	<ul style="list-style-type: none"> - Signage if proposed requires a permit. - The applicant should contact the Building Division for an address prior to applying for a building permit. 		NA	For further information contact Maureen Underhill 248-735-5602.
Project and Street naming	Some projects may need approval from the Street and Project Naming Committee.	This project does not need approval of the Project Name	NA	For approval of project and street naming contact Hannah Smith at 248-735-0579
Property Split	All property splits and combination must be submitted to the Assessing Department for approval.		NA	
Lighting and Photometric Plan (Sec. 5.7)				

Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary		Only required if new lighting is added <i>No new lighting</i>
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Item	Required Code	Proposed	Meets Code	Comments
	transmission of light into the night sky			
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures			<u>Provide lighting plan with Final Site Plan submittal meeting all requirements of this section if any new exterior lighting will be added to the site</u> <i>No new lighting</i>
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.			
Lighting Plan (Sec.5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures			
	Photometric data			
	Fixture height			
	Mounting & design			
	Glare control devices			
	Type & color rendition of lamps			
	Hours of operation			
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from adj. properties			
Maximum Height (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses			

Standard Notes (Sec. 5.7.3.B)	<ul style="list-style-type: none">- Electrical service to light fixtures shall be placed underground- Flashing light shall not be permitted- Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation			
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Item	Required Code	Proposed	Meets Code	Comments
Security Lighting <i>(Sec. 5.7.3.H)</i> Lighting for security purposes shall be directed only onto the area to be secured.	- All fixtures shall be located, shielded and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred			
Average Light Levels <i>(Sec.5.7.3.E)</i>	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1			
Type of Lamps <i>(Sec. 5.7.3.F)</i>	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps			
Min. Illumination <i>(Sec. 5.7.3.k)</i>	Parking areas: 0.2 min			
	Loading & unloading areas: 0.4 min			
	Walkways: 0.2 min			
	Building entrances, frequent use: 1.0 min			
	Building entrances, infrequent use: 0.2 min			
Max. Illumination adjacent to Non-Residential <i>(Sec. 5.7.3.K)</i>	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle			
Cut off Angles <i>(Sec. 5.7.3.L)</i>	when adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle			

NOTES:

- This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.**
- The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details**
- Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.**



PLAN REVIEW CENTER REPORT

May 1, 2019

Engineering Review

ITC Project Starlight
JSP19-0017

Applicant

ITC Project Starlight

Review Type

Combined Preliminary and Final Site Plan

Property Characteristics

- Site Location: South of Twelve Mile Road, East of M5
- Total Site Size: 59.11 acres
- Plan Date: 04/03/2019
- Design Engineer: Commonwealth Associates

Project Summary

- Construction of a battery enclosure building, ground mounted solar panel network, and solar parking canopy.
- The water main, sanitary sewer, and storm sewer networks would remain unaltered.
- Storm water would continue to be collected by a single storm sewer collection system and conveyed/discharges to multiple detention basins onsite.

Recommendation

Approval of the Preliminary and Final Site Plan is recommended.

Comments:

The Preliminary and Final Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual with the following exceptions, which can be addressed at the time of Electronic Stamping Set submittal:

General

1. Provide the City's standard detail sheets for paving (2 sheets-rev. 03/05/2018) at the time of the Stamping Set submittal. These details can be found on the City's website at this location: <http://cityofnovi.org/Government/City-Services/Public-Services/Engineering-Division/Engineering-Standards-and-Construction-Details.aspx>

Paving & Grading

2. Add the required maximum 2-percent cross-slope to the sidewalk detail.

Soil Erosion and Sediment Control

3. A SESC permit is required. A full review has not been completed at this time. The review checklist detailing all SESC requirements is attached to this letter. Please address the comments below and submit a SESC permit application under separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

Off-Site Easements

4. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.

The following must be submitted with the Stamping Set:

(Please note that all documents must be submitted together as a package with the Stamping Set submittal with a legal review transmittal form that can be found on the City's website. Partial submittals will not be accepted.)

5. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
6. If applicable, executed copies of approved off-site utility easements.

The following must be addressed prior to construction:

7. Call the Engineering Department with 48 hour notice for form work inspection relating to the sidewalk construction.
8. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.

Prior to preparing stamping sets, the Applicant is advised to provide any revised sheets directly to the Engineering Division for an informal review and approval.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Kate Richardson at (248) 347-0586 with any questions.



Kate Richardson, EIT
Plan Review Engineer

cc: Lindsay Bell, Community Development
Angela Sosnowski, Community Development
Tina Glenn, Treasurers
Kristin Pace, Treasurers
Ben Croy, Water and Sewer
George Melistas, Engineering
Darcy Rechten, Engineering
T. Meadows, T. Reynolds,; Spalding DeDecker



PLAN REVIEW CENTER REPORT

April 16, 2019

Preliminary/Final Site Plan - Landscaping

ITC Starlight Solar Panels

Review Type

Combined Preliminary/Final Landscape Plan

Job

JSP19-0005

Property Characteristics

- Site Location: 27175 Energy Way
- Site Acreage: 59 acres
- Site Zoning: OST
- Adjacent Zoning: North, East: OST; South, East: OST, MH; West: M-5
- Plan Date: 4/2/2019

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

The project is **recommended for approval for Preliminary and Final Site Plans**. Please revise the notes cited below on the electronic stamping set.

Ordinance Considerations

Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))
Provided.

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))
All existing trees in the impacted area are identified

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

Property is adjacent to Residential but the project site is not, so no additional buffering is required.

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

1. The project site is surrounded by major highway (M-5).
2. The existing and transplanted trees will exceed the planting requirements in the area of the solar panel array.
3. As no building or parking lot expansion is involved, no additional berm or landscaping is required.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

No additional parking lot landscaping is required as no parking is being added.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

As there is no impact to the building, no additional foundation landscaping is required.

Plant List (LDM 2.h. and t.)

Lists of trees to be transplanted are provided.

Planting Notations and Details (LDM)

Provided

Replacement Trees/Transplanted Trees (Section 37, LDM x)

1. The project proposes to remove 73 trees from their current location. 63 will be transplanted to new locations around the site.
2. Most of those trees are shown as woodland replacements planted as part of a previous project.
3. The transplant locations are acceptable.

Seeding

1. Native seed mixes will be planted beneath the solar array.
2. The seed mix is expected to be maintained beyond 2 years, just as woodland replacement trees are. **If the seeding fails and isn't replaced, 10 trees should be planted to replace them (the difference between the number of trees removed and transplanted) or a deposit to the tree fund is required at that time for those trees (\$400x10 = \$4000).**
3. **Please remove the note that says the 24 credits can't be used for future projects.**

Will be noted on ECT landscape drawings 1-4

Irrigation (LDM 1.a.(1)(e) and 2.s)

1. A note is provided stating that the transplanted trees and seeded areas will be hand-watered through August 31 of the first growing season as needed and on an as-needed basis after that.
2. **Please revise that note to state that the trees shall be watered deeply once per week for the first month after transplanting, every two weeks for two months after that, and at least once per month for the remaining months of the first growing season after transplanting. (The existing note regarding seeded area watering can remain as is.) As-needed watering is acceptable for the years after the planting year.**

Note will be revised

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader@cityofnovi.org.

Rick Meader – Landscape Architect



April 23, 2019

TO: Barbara McBeth- City Planner
Sri Ravali Komaragiri- Plan Review Center
Lindsay Bell-Plan Review Center
Hannah Smith-Planning Assistant

CITY COUNCIL

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Assistant Chief of Police
Scott R. Baetens

RE: ITC Project Starlight

PSP# 19-0062

Project Description:

Build a solar panel field and a battery storage building on the property of ITC.

Comments:

- **CORRECTED 4-23-2019**-A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.
- **MUST** provide an emergency plan to the fire department with contact info.
Will provide
- **MUST** label **ALL** emergency disconnects.
Will label All disconnects.

Recommendation:

APPROVED WITH CONDITIONS

Sincerely,

Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org