



# PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**February 12, 2014 7:00 PM**

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

## CALL TO ORDER

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

## ROLL CALL

**Present:** Member Anthony, Member Baratta, Member Giacometti, Member Greco, Chair Pehrson, Member Zuchlewski

**Absent:** Member Lynch (excused)

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Sara Roediger, Planner; Gary Dovre, City Attorney; Jason Mangum, Director of Parks, Recreation and Cultural Services

## PLEDGE OF ALLEGIANCE

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

## APPROVAL OF AGENDA

Moved by Member Baratta, seconded by Member Greco:

## VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER BARATTA AND SECONDED BY MEMBER GRECO:

**Motion to approve the February 12, 2014 Planning Commission Agenda. *Motion carried 6-0.***

## AUDIENCE PARTICIPATION

No one in the audience wished to speak.

## CORRESPONDENCE

There was no Correspondence.

## COMMITTEE REPORTS

There were no Committee Reports.

## COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

Deputy Director McBeth said at the City Council meeting on February 3, the City Council approved the Ballantyne development that was requested by Singh Development for the property at the northwest corner of Garfield and Eight Mile Road. We expect that the preliminary site plan will return to the Planning Commission.

## CONSENT AGENDA - REMOVALS AND APPROVAL

There were no consent items.

## PUBLIC HEARINGS

There were no Public Hearings.

## MATTERS FOR CONSIDERATION

### **1. NOVI DOG PARK JSP14-02**

Consideration of the request of the City of Novi for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 26, on Nick Lidstrom Drive behind the Novi Ice Arena, located east of Novi Road, south of Ten Mile Road, in the I-1, Light Industrial District. The applicant is proposing to construct a dog park on roughly three acres that will

be enclosed with a four foot chain link fence, and contain two separate area for dogs to play. A sidewalk connecting the park to the ice arena, a fountain, and benches are proposed to be installed along with 10 parking spaces.

Planner Sara Roediger said the City is proposing to construct a dog park behind the Novi Ice Arena on Nick Lidstrom Drive, located east of Novi Road, south of Ten Mile Road. The zoning of the property is I-1, Light Industrial, which permits public parks. The surrounding zoning is mostly I-1, with RM-1 Low-Density Multiple Family zoning west of the Ice Arena. The property is master planned for a public park. The site contains a small area of regulated woodlands in the northeast corner. Currently members of the Forestry Staff are evaluating the existing vegetation and formulating a plan for improvements. Any dead, diseased or toxic vegetation will be removed. The vast majority of the site vegetation will remain untouched. Understory vegetation will be thinned in order to best perform as the proposed use.

The City is planning on constructing a roughly three acre dog park behind the Novi Ice Arena. The park will be enclosed with a four foot chain link fence, and contain two separate areas for dogs to play. A sidewalk connecting the park to the ice arena, one fountain, and six benches are proposed to be installed at the site along with 10 parking spaces. The planning, engineering, landscape and fire review letters all recommend approval with items to be addressed on the stamping site plan submittal. Pursuant to the Michigan Municipal Planning Act, the Planning Commission is asked to approve the proposed park improvements at Novi Dog Park this evening. Planner Roediger said she is available to answer any questions. Jason Mangum, the Director of Parks and Rec, is also here to answer any questions.

Member Greco said that he has no problem with the location or the concept of a dog park, but one of the things that struck me was the cost of \$250,000. Since it seems to be an open area and it's going to remain an open area, where does the cost come from?

Parks, Recreation and Cultural Services Director, Jason Mangum said one of the bigger costs of this project is regarding the site work, and making sure it drains. The City doesn't want any standing water that would create a situation where we have mud or things that would be undesirable for people to bring their dogs to play. We also are widening the drive as part of the project. Also, the construction of those ten parking spaces and the sidewalk costs, as well.

Member Zuchlewski said he is not familiar with the park. He said he knows they have this concept in areas like New York where they need parks because residents don't have backyards. How is the park placed as far as defecation by the dogs? How is that handled?

Director Mangum said there are a lot of studies on how to get owners to pick up after their dogs. With a majority of dog owners it's a self-policing type system. The City will have maintenance staff there on a regular basis and there will be some that the City will have to clean up. The City will have a dog waste system in the park where we'll have bags and cans. So there's several ways, but the majority of it can be solved just through signage and education. The expectation is that people will pick up after their dogs. Director Mangum said, usually, through his past experience in other cities, dog owners hold each other accountable and it's never been a big deal. We'll have some of it, especially if someone is there by themselves or their dog is running off and their not near it, but for the most part it takes care of itself.

Member Zuchlewski said will we be providing doggy bags?

Director Mangum said yes. We're working with several businesses for potential sponsors in order to get their business name printed on the bag. So yes, we could be providing bags, but our goal is that it doesn't have an impact on the operations of our department.

Member Zuchlewski said in regard to the ten parking spaces, there could be maybe five large dogs and five small dogs at any one time. If the owners let the dogs loose, and I assume that's what they do because there's a lot of room to run, how are they responsible for their pets if another dog gets bitten or attacked? What is our liability in that as far as the city?

Director Mangum said we're working with Northville Parks and Recreation so that we have similar rules to their dog park. We're going to have a joint use agreement between the City of Novi and Northville so that Novi residents could use Northville dog parks and vice versa. That's one of the things we're still working on, is the park rules. We do plan an area for small and timid dogs to allow dog owners to get a feel for how their dog is going to react to other dogs. The park isn't just for dogs, it's for dog owners as well. This is a place where dog owners can come and be with other likeminded people. There's a lot of socialization that goes on and a team-like atmosphere when it comes to the rules and helping each other out. Studies have found that they dog parks serve the dog owners and the community far more than they serve just the dogs.

Member Zuchlewski said so it's a good place to teach your dog how to fetch Frisbees and things like that. Would there be any dog structures? Like from what you indicating about teaching the dogs.

Director Mangum said we had originally proposed to do three separate areas: a timid dog area, a large dog area, and then a dog agility area with the different structures and whatnot. Due to our budget constraints, for this phase for this park we decided against that. We are potentially looking into some of the more popular dog agility elements and put those in, depending on the cost.

Member Baratta said are you looking into a structure area for the people who do bring their dogs when it's hot to provide shade?

Director Mangum said that was in the original proposal but because of budget constraints it was removed. It is something we will definitely be looking at for the future. All of the dark tree areas shown on the plan are trees that have been surveyed that we are keeping. Those are four inches in diameter or larger. We'll be trimming up the canopy to provide shaded areas. We may place benches near and around the trees, and also will have some modular type furniture that people can move to seek out that shade. Then we'll have to address a structure at a different time if we still feel like we need a permanent pavilion type structure.

Member Baratta said the plan shows that you're going to have some sort of water fountain.

Director Mangum said it's basically a bottle filler. We want to encourage people to be environmentally sensitive and bring your own bottles and fill them up. It has a pet fountain as well on it.

Member Baratta asked if there is fee to participate in the park?

Director Mangum said yes that's part of the programming and administration of the park. Staff did some outreach to dog owners in the area and the consensus was that they would rather have a small fee and know that people have gone through the training program so you can register to get in. There will be a locked gate, you will receive an electronic key fob for entry.

Member Baratta said what do you anticipate that fee to be?

Director Mangum said we anticipate it being fifty dollars a year, which again we're hoping, that'll be consistent with Northville Parks and Recreation. That's what Northville does. So that'll allow access to our park every year but also the Northville Community Dog Park.

Member Baratta said do you anticipate that fee will take care of your operating budget for this park?

Director Mangum said yes absolutely.

Member Baratta said so it'll be pretty much cost neutral for you.

Member Anthony asked are ten parking spaces enough? It doesn't seem so given the size of the park.

Director Mangum said we had originally proposed twenty spaces. Staff felt that it was important to connect the walk with the ice arena to the dog park to make a continuous experience. We anticipate that people will be using the ice arena for restrooms or concessions. So in order to make sure we could afford the pathway, we had to take out half the parking spaces. We're also planning on constructing the walk with a mountable curb so for some other access, not necessarily in the parking spots.

Member Anthony said he's glad to see the City is building a dog park. In his personal experience in Saline and Ann Arbor, the people who bring their dogs to these parks are very self-policing. Member Anthony is glad to see that the City is looking for contributions for bags because bags for fecal matter are very helpful in encouraging compliance with picking up after your dog.

Moved by Member Anthony and seconded by Member Greco:

**ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER GRECO:**

**In the matter of the Novi Dog Park, JSP14-02, motion to approve the Preliminary Site Plan, based on and subject to the conditions and items in the staff and consultant review letters being addressed on the Stamping Site Plan. *Motion carried 6-0.***

Moved by Member Anthony and seconded by Member Greco:

**ROLL CALL VOTE ON THE STORMWATER MANAGEMENT PLAN APPROVAL MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER GRECO:**

**In the matter of the Novi Dog Park, JSP14-02, motion to approve the Stormwater Management Plan, based on and subject to the conditions and items listed in the staff and consultant review letters being addressed on the Stamping Site Plan. *Motion carried 6-0.***

**1. APPROVAL OF THE JANUARY 15, 2014 PLANNING COMMISSION MINUTES**

Deputy Director McBeth said after we sent the minutes out for the Planning Commission's review, we received a couple of minor modifications from the city attorney's office. So if the motion is to approve the minutes tonight, we'll make those minor modifications to the minutes.

**Motion to approve the January 15, 2014 Planning Commission Minutes. *Motion carried 6-0.***

**CONSENT AGENDA REMOVALS FOR COMMISSION ACTION**

There were no Consent Agenda Removals.

**MATTERS FOR DISCUSSION**

There were no Matters for Discussion.

**SUPPLEMENTAL ISSUES**

There were no Supplemental Issues.

**AUDIENCE PARTICIPATION**

No one in the audience wished to speak.

**ADJOURNMENT**

Moved by Member Giacometti and seconded by Member Anthony:

**VOICE VOTE ON MOTION TO ADJOURN MADE BY MEMBER GIACOPETTI AND SECONDED BY MEMBER ANTHONY:**

**Motion to adjourn the February 12, 2014 Planning Commission meeting. *Motion carried 6-0.***

The meeting was adjourned at 7:17 PM.

Transcribed by Valentina Nuculaj

February, 2014

Date Approved:

Signature on File

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Richelle Leskun, Planning Assistant