



## PICKLEBALL NOVI JSP23-15

### JSP23-15 PICKLEBALL NOVI

Public Hearing at the request of Pickleball Novi for JSP23-15 for Preliminary Site Plan, Special Land Use Permit, Woodland Permit, and Stormwater Management Plan. The subject property is approximately 3.65 acres and is located north of Nine Mile Road on the east side of Venture Drive in the I-1, Light Industrial District. The applicant is proposing to build an indoor recreation facility with accessory uses.

### Required Action

Approve/Deny the Special Land Use Permit, Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Conditional Approval recommended	5-22-24	<ul style="list-style-type: none"> <li>• Special Land Use considerations</li> <li>• Planning Commission determination for accessory uses</li> </ul> <b>Zoning Board of Appeals Variances:</b> <ul style="list-style-type: none"> <li>• Section 3.14.5.B for parking less than 100 feet from residential district (61 feet proposed)</li> <li>• Section 5.2 for a deficiency of 9 parking spaces (151 required, 142 proposed)</li> <li>• Items to be addressed by the applicant prior to Final Site Plan approval</li> </ul>
Engineering	Approval recommended	5-22-24	<ul style="list-style-type: none"> <li>• Items to be addressed by the applicant prior to Final Site Plan approval</li> </ul>
Landscaping	Approval recommended (contingent on corrections)	3-21-24	<ul style="list-style-type: none"> <li>• <b>Waiver for deficiency in berm height</b> (<i>Supported if applicant can show sufficient buffering, as existing berm with mature vegetation/regulated woodlands would be removed to make it higher</i>).</li> <li>• Items to be addressed by the applicant prior to Final Site Plan approval</li> </ul>
Woodland	Approval recommended	9-25-23	<ul style="list-style-type: none"> <li>• <b>Woodland permit for removal or impact to 90 regulated woodland trees, requiring 176 replacement credits.</b></li> <li>• <b>Approx. 50 trees to be planted on-site, with remaining to be paid into tree fund</b></li> <li>• <b>Conservation easement to protect woodland credits planted on-site</b></li> </ul>
Wetland	NA		
Traffic	Approval recommended	10-2-23	<ul style="list-style-type: none"> <li>• Items to be addressed by the applicant prior to Final Site Plan approval</li> </ul>

Façade	Approval recommended	9-12-23	<ul style="list-style-type: none"><li>• The proposed façade materials are in full compliance with the Ordinance</li></ul>
Fire	Conditional Approval recommended	9-18-23	<ul style="list-style-type: none"><li>• Items to be addressed by the applicant prior to Final Site Plan approval</li></ul>

## MOTION SHEET

### Approval – Special Land Use Permit

In the matter of Pickleball Novi, JSP23-15, motion to **approve** the Special Land Use Permit based on the following findings:

- a. Relative to other feasible uses of the site:
  - i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service *because the proposed use is on an industrial drive, and the number of peak-hour trips is relatively low;*
  - ii. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area *because the use of the site is expected to not have higher water and sanitary use compared to alternative uses;*
  - iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats *because while woodland trees will be impacted, there are no wetlands or watercourses found on the site;*
  - iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood *because the berm height of 7-9 feet with mature trees and new plantings will provide screening of the building and parking area. The 2 outdoor courts shall be surrounded by a 10-foot sound screen to mitigate any noise impacts as demonstrated in the Noise Impact Study;*
  - v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use *because the proposed use is a commercial development that provides economic and recreational value to the community;*
  - vi. The proposed use will promote the use of land in a socially and economically desirable manner *because it is a use that is in high demand;*
  - vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

b. *(additional comments here if any)*

*(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**- AND -**

**Approval – Preliminary Site Plan**

In the matter of Pickleball Novi, JSP23-15, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Planning Commission determines that the accessory uses included in the project, including a restaurant/bar, snack bar, Pro Shop, and two outdoor pickleball courts, are clearly incidental to and customarily associated with this type of use and are appropriate as accessory uses.
- b. The Zoning Board of Appeals granting a variance from Section 3.14.5.B of the Zoning Ordinance for the deficiency in parking setback adjacent to a residential neighborhood (61 feet proposed, 100 feet required);
- c. The Zoning Board of Appeals granting a variance from Section 5.2.12 of the Zoning Ordinance for the deficiency of 9 parking spaces (142 proposed, 151 minimum required);
- d. Landscape waiver (Section 5.5.3.B.ii and iii) for a deficiency in the height of the berm adjacent to the residential area (10-15 feet required), *because it is an existing berm of 5-9 feet tall and mature trees and additional landscaping is proposed to provide alternative screening, which is hereby granted;*
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
- f. *(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 – Woodland Permit**

In the matter of Pickleball Novi, JSP23-15, motion to **approve** the Woodland Permit based on and subject to the following:

- 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 the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

**- AND -**

**Approval – Stormwater Management Plan**

In the matter of Pickleball Novi, JSP23-15, motion to **approve** the Stormwater Management Plan based on and subject to the following:

- 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 the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

**- OR -**

**Denial – Special Land Use Permit**

In the matter of Pickleball Novi, JSP23-15, motion to **deny** the Special Land Use Permit... *(because the plan is not in compliance with Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**- AND -**

**Denial – Preliminary Site Plan**

In the matter of Pickleball Novi, JSP23-15, 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- Woodland Permit**

In the matter of Pickleball Novi, JSP23-15, motion to **deny** the Woodland Permit... *(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

**- AND -**

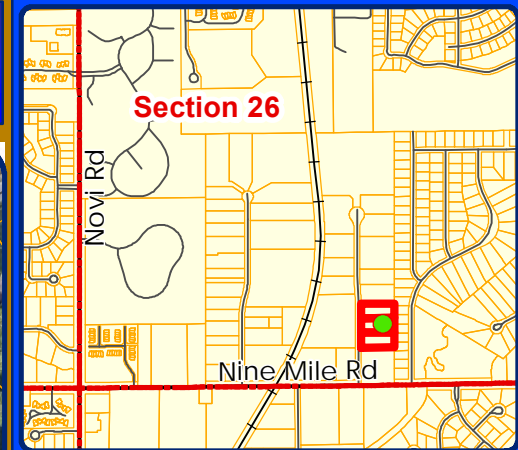
**Denial – Stormwater Management Plan**

In the matter of Pickleball Novi, JSP23-15, 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

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# PICKLEBALL NOVI 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: 6/14/24  
Project: PICKLEBALL NOVI  
Version #: 1

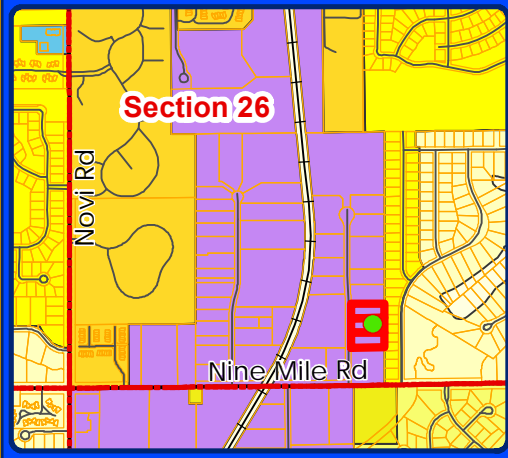
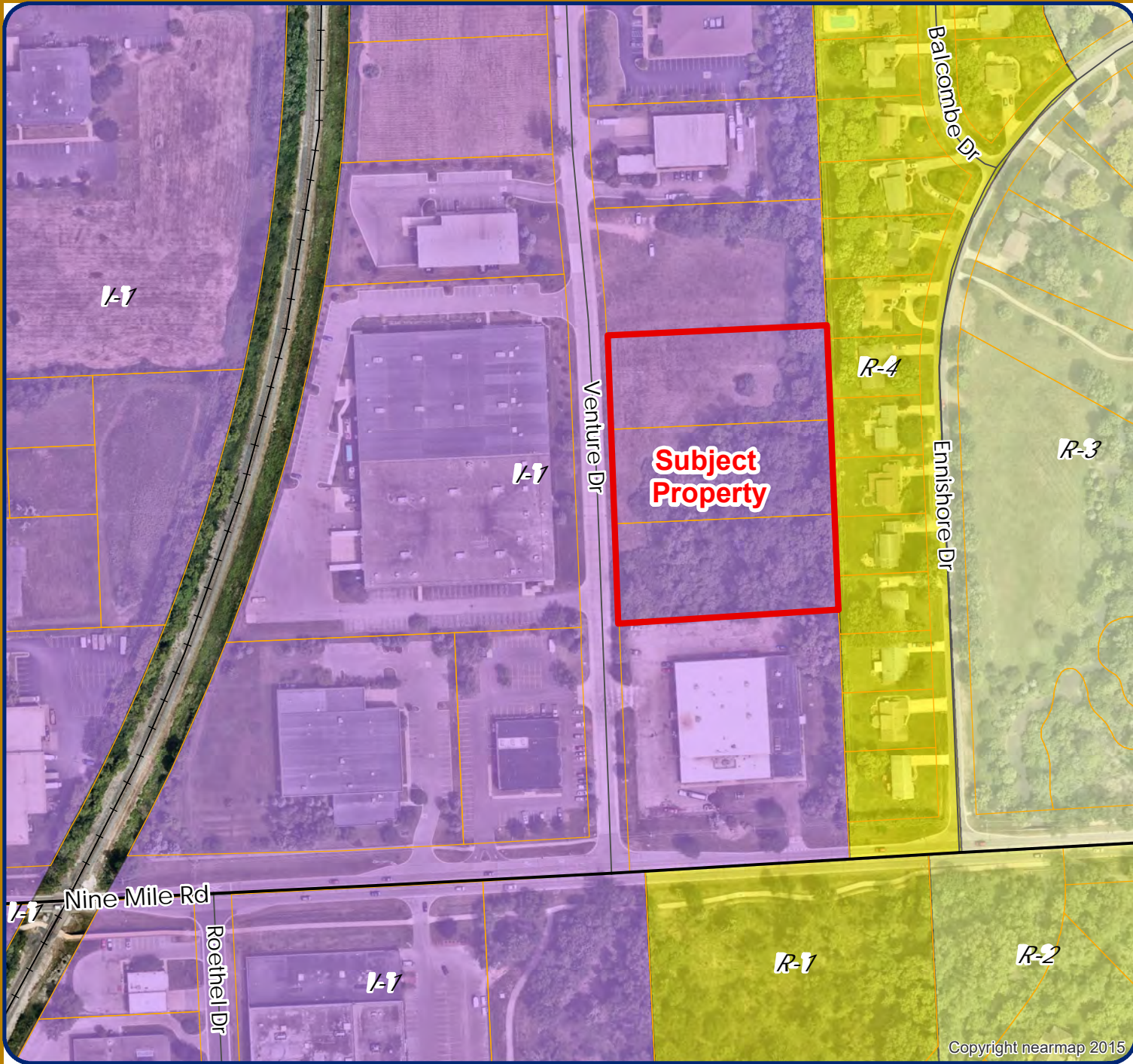
0 50 100 200 300 Feet  
1 inch = 229 feet



**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.

# PICKLEBALL NOVI ZONING



**LEGEND**

- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- I-1: Light Industrial District
- OS-1: Office Service District
- Subject Property

**City of Novi**  
 Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

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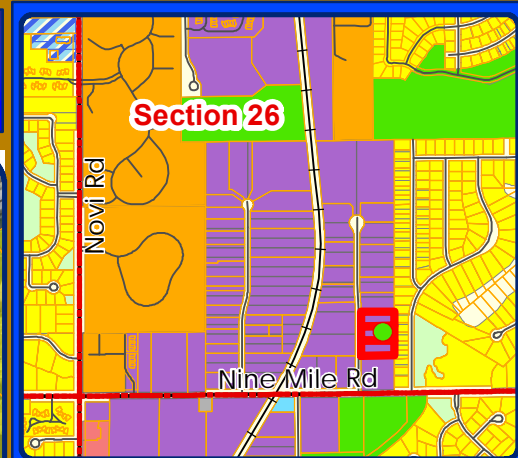
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# PICKLEBALL NOVI

FUTURE LAND USE



**LEGEND**

- Single Family
- Multiple-Family Residential
- Community Office
- Industrial, Research, Development and Technology
- Local Commercial
- Public
- Public Park
- Private Park
- Cemetery
- Subject Property**

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City Hall / Civic Center  
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Novi, MI 48375  
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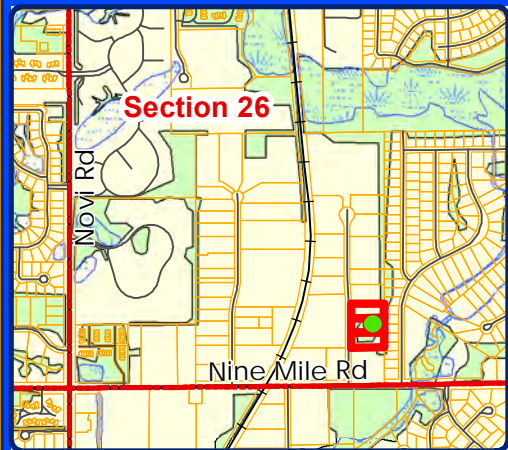
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# PICKLEBALL NOVI

## NATURAL FEATURES



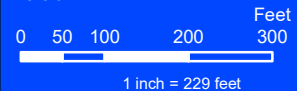
**LEGEND**

- WETLANDS
- WOODLANDS
- Subject Property



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**SITE PLAN & BUILDING ELEVATIONS**

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### Owner

Dan Dempsey  
43643 Nine Mile Road  
Northville, MI 48167  
Tel. (248) 767-7962

CONTACT: Dan Dempsey

### Architect

FINNICUM BROWNLIE ARCHITECTS  
25885 German Mill  
Franklin, MI 48025  
Tel. (248) 851-5022

CONTACT: Bill Finnicum, AIA, NCARB

### Civil Engineer

NOWAK & FRAUS ENGINEERS  
46777 Woodward Ave.  
Pontiac, MI 48342-5032  
Tel. (248) 332-7931  
Fax. (248) 332-8257

CONTACT: Patrick J. Williams, P.E.

### Landscape Architect

NOWAK & FRAUS ENGINEERS  
46777 Woodward Ave.  
Pontiac, MI 48342-5032  
Tel. (248) 332-7931  
Fax. (248) 332-8257

CONTACT: George R. Ostrowski, RLA, LEED AP

# City of Novi, Oakland County, Michigan PRELIMINARY SITE PLAN DOCUMENTS

PART OF THE SE. 1/4 OF SECTION 26, T.1N., R.8E.,  
CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN



LOCATION MAP

Project Name

# Venture Dr. Recreation Building

### SHEET INDEX

SP-00	Cover Sheet
SP-01	Boundary and Topographic Survey
SP-01a	List of Surveyed Trees
SP-02	Preliminary Site Plan
SP-03	Fire Truck Turning and Hydrant Coverage Plan
SP-04	Preliminary Grading Plan
SP-05	Preliminary Utility Plan
SP-06	Storm Water Management Plan
SP-06a	Storm Water Calculations and Details
SP-07	Sidewalk Ramp Details Plan
SP-08	Soil Borings
SP-08a	Soil Borings
L1	Tree Preservation Plan
L2	Landscape Plan
L3	Landscape Notes and Details
1of3	Photometric Site Plan
2of3	Elevation Photometric Plan
3of3	Lighting Details
1of1	Photometric Site Plan - Dimmed 50%
2of3	Elevation Photometric Plan - Dimmed 50%
3of3	Lighting Details
A0	Cover Sheet, Drawing Index, 3D Views
A1	First Floor Plan
A2	Second Floor Plan
A3	Exterior Elevations with Material Colors
A4	Exterior Elevations with Material Colors
A5	Building Sections
A6	Architectural Site Details
A7	Roof Plan, Study Section

### LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL 1:  
LOT 19, HICKORY CORPORATE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 216 OF PLATS, PAGES 9 THROUGH 12, INCLUSIVE, OAKLAND, COUNTY RECORDS.

SAID PARCEL 1 PREVIOUSLY DESCRIBED AS: PARCEL A: LOT 23 OF PROPOSED HICKORY CORPORATE PARK SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF MEADOWBROOK LAKE SUBDIVISION LIBER 106, PAGES 6 AND 7 OF PLATS, OAKLAND COUNTY RECORDS; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 698.00 FEET ALONG WEST LINE OF SAID MEADOWBROOK LAKE SUBDIVISION TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST 348.87 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 150.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS EAST 348.87 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 150.00 FEET ALONG WEST LINE OF SAID MEADOWBROOK LAKE SUBDIVISION TO THE POINT OF BEGINNING.

PARCEL 1: 52,330.50 SQUARE FEET OR 1.20 ACRES.

ADDRESS: 22750 VENTURE DRIVE  
PARCEL ID NO.: 22-26-401-021

PARCEL 2:  
LOT 20, HICKORY CORPORATE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 216 OF PLATS, PAGES 9 THROUGH 12, INCLUSIVE, OAKLAND, COUNTY RECORDS.

SAID PARCEL 2 PREVIOUSLY DESCRIBED AS: PARCEL B: LOT 24 OF PROPOSED HICKORY CORPORATE PARK MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF MEADOWBROOK LAKE SUBDIVISION LIBER 106, PAGES 6 AND 7 OF PLATS, OAKLAND COUNTY RECORDS; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 648.00 FEET ALONG WEST LINE OF SAID MEADOWBROOK LAKE SUBDIVISION TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST 348.87 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 150.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS EAST 348.87 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 150.00 FEET ALONG WEST LINE OF SAID MEADOWBROOK LAKE SUBDIVISION TO THE POINT OF BEGINNING.

PARCEL 2: 52,330.50 SQUARE FEET OR 1.20 ACRES.

ADDRESS: 22700 VENTURE DRIVE  
PARCEL ID NO.: 22-26-401-022

PARCEL 3:  
LOT 21, HICKORY CORPORATE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 216 OF PLATS, PAGES 9 THROUGH 12, INCLUSIVE, OAKLAND, COUNTY RECORDS.

SAID PARCEL 3 PREVIOUSLY DESCRIBED AS: PARCEL C: LOT 25 OF THE PROPOSED HICKORY CORPORATE PARK SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF MEADOWBROOK LAKE SUBDIVISION LIBER 106, PAGES 6 AND 7 OF PLATS, OAKLAND COUNTY RECORDS; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 335.00 FEET ALONG WEST LINE OF SAID MEADOWBROOK LAKE SUBDIVISION TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 01 MINUTE 45 SECONDS WEST 348.91 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 158.56 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST 348.87 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 153.00 FEET ALONG WEST LINE OF SAID MEADOWBROOK LAKE SUBDIVISION TO THE POINT OF BEGINNING.

PARCEL 3: 54,347.56 SQUARE FEET OR 1.25 ACRES.

ADDRESS: 22650 VENTURE DRIVE  
PARCEL ID NO.: 22-26-401-023

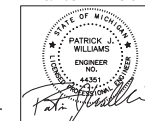
### PERMIT NOTES

A RIGHT OF WAY PERMIT WILL BE REQUIRED FROM THE CITY OF NOVI AND OAKLAND COUNTY

REVISIONS:  
2023-05-18 ISSUED FOR SITE PLAN REVIEW  
2023-08-29 REVISED PER CITY REVIEW  
2023-12-18 REVISED PER CITY REVIEW  
2024-03-20 REVISED PER CITY REVIEW  
2024-04-03 REVISED DEFLECTION PER CITY  
2024-05-01 REVISED PER CITY REVIEW

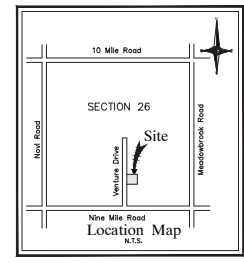
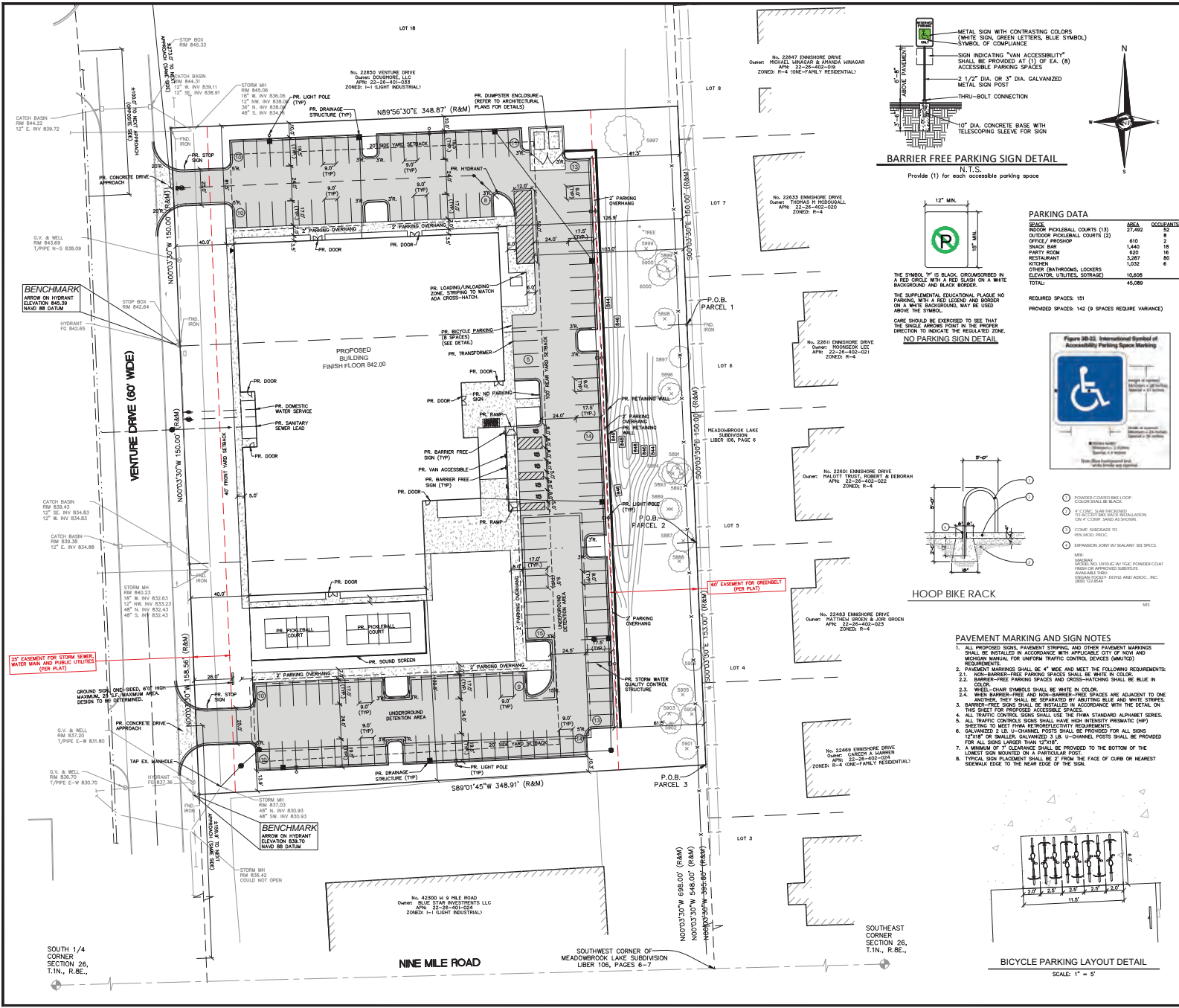
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CITY FILE NO. 23-15



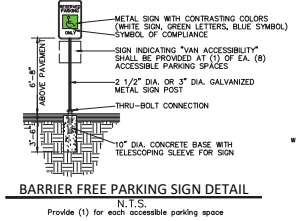
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
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TEL. (248) 332-7931  
FAX. (248) 332-8257  
WWW.NFE-ENGR.COM



**NF ENGINEERS**  
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**PARKING DATA**

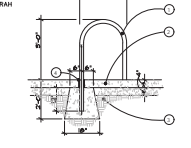
SPACE	AREA	OCCUPANTS	FORMULA	SPACES REQUIRED
INDOOR PICKLEBALL COURTS (13)	37,492	42	4/ COURT	12
OUTDOOR PICKLEBALL COURTS (2)	8	2	1/2 OCCUPANTS	3
SPICE/PROPAG	610	8	1/2 OCCUPANTS	4
SMOKE BAR	1,440	18	1/2 OCCUPANTS	9
PARTY ROOM	420	16	1/2 OCCUPANTS	8
RESTAURANT	3,267	80	1/2 OCCUPANTS	40
KITCHEN	1,032	4	1/2 OCCUPANTS	2
OTHER (BATHROOMS, LOCKERS, ELEVATOR, UTILITIES, STORAGE)	10,608			
<b>TOTAL:</b>				<b>151</b>

THE SYMBOL 'P' IS BLACK, CIRCUMSCRIBED IN A RED CIRCLE WITH A RED LEGEND AND BORDER ON A WHITE BACKGROUND, BLACK BORDER.

THE SUPPLEMENTAL EDUCATIONAL PLACER NO PARKING, WITH A RED LEGEND AND BORDER ON A WHITE BACKGROUND, MAY BE USED ABOVE THE SYMBOL.

CARE SHOULD BE EXERCISED TO SEE THAT THE SINGLE ARROWS POINT IN THE PROPER DIRECTION TO INDICATE THE REGULATED ZONE.

**NO PARKING SIGN DETAIL**



- PAVEMENT MARKING AND SIGN NOTES**
1. ALL PROPOSED SIGN PLACEMENT STRIPES AND OTHER PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CITY OF NOW AND MICHIGAN MANUALS FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS.
  2. PAVEMENT MARKINGS SHALL BE 4" WIDE AND MEET THE FOLLOWING REQUIREMENTS:
    - 2.1. NON-BARRIER-FREE PARKING SPACES SHALL BE BLUE IN COLOR.
    - 2.2. BARRIER-FREE PARKING SPACES AND CROSS-WALKING SHALL BE BLUE IN COLOR.
    - 2.3. WHITE-CHAIR SYMBOLS SHALL BE WHITE IN COLOR.
    - 2.4. WHEN BARRIER-FREE AND NON-BARRIER-FREE SPACES ARE ADJACENT TO ONE ANOTHER, THEY SHALL BE SEPARATED BY ADJUTING BLUE AND WHITE STRIPES.
  3. BARRIER-FREE SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL ON THIS SHEET FOR PROPOSED ACCESSIBLE SPACES.
  4. ALL TRAFFIC CONTROL SIGNS SHALL USE THE TRAFFIC STANDARD ALPHABET SERIES, SUBJECT TO MEET PAVING RETROREFLECTIVITY REQUIREMENTS.
  5. GALVANIZED 2.5" U-CHANNEL POSTS SHALL BE PROVIDED FOR ALL SIGNS 12"X18" OR SMALLER, GALVANIZED 3 L.B. U-CHANNEL POSTS SHALL BE PROVIDED FOR ALL SIGNS LARGER THAN 12"X18".
  7. A MINIMUM OF 7' CLEARANCE SHALL BE PROVIDED TO THE BOTTOM OF THE LOWEST SIGN MOUNTED ON A PARTICULAR POST.
  8. TYPICAL SIGN PLACEMENT SHALL BE 2' FROM THE FACE OF CURB OR NEAREST SIDEWALK EDGE TO THE NEAR EDGE OF THE SIGN.

**NOTE**

REFER TO SHEET SP-02 FOR STRINGER DIMENSION PLAN  
 REFER TO SHEET SP-04 FOR PAVING-GRADING PLAN  
 REFER TO SHEET SP-05 FOR UTILITY PLAN  
 REFER TO SHEET SP-06 FOR STORM WATER MANAGEMENT PLAN  
 REFER TO SHEET SP-07 FOR ADDITIONAL PAVING NOTES & DETAILS (TYP)

**LIGHTING NOTES**

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.  
 LIGHTING SHALL BE DIMMED AFTER SITE HOURS OF OPERATION.

**OUTDOOR STORAGE NOTE:**

THE OUTDOOR STORAGE OF GOODS OR MATERIALS SHALL BE PROHIBITED.

**SIGN QUANTITIES TABLE:**

ITEM	QUANTITY
BARRIER-FREE PARKING SIGN - 12"X18" - 87-8 - 5	1
VAN SPACES - 12"X18" 87-8-9	2
STOP SIGNS - 30"X30" 81-1	2
NO PARKING SIGN - 18"X12"	1

**DIMENSION NOTE**

EXPANSION OF PARKING STALLS ADJUTING A CURB OR SIDEWALK ARE TO FACE OF CURB OR WALL. ALL OTHER DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE INDICATED.

**SITE DATA**

**SITE AREA:**  
 PROPOSED: 159,007.38 S.F. OR 3.65 ACRES

**ZONING:** I-1 (LIGHT INDUSTRIAL)

**LOT COVERAGE:** 36,464 S.F. OR 24.2%

**ADA PARKING REQUIRED:** 5 BARRIER-FREE SPACES REQUIRED FOR LOT TO 150 TO 199 SPACES FOR ADA CODE.

**PARKING PROVIDED:** 135 SPACES  
 INCLUDING: 5 BARRIER FREE SPACES

**SEAR YARD PARKING:**  
 MAX ALLOWABLE: 50%  
 PROVIDED: 42 SPACES (210)

**SITE AREA:**  
 EXISTING FOOTPRINT  
 PARKING & DRIVES  
 OPEN SPACE

TRACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT (FEET)	40'	40.0'
SOE (FEET)	20'	81.5'
SIDE (FOOT)	20'	133.0'
REAR (FEET)	100'	126.8'

**PAVING LEGEND**

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

**LEGEND**

	MANHOLE	EXISTING SANITARY SEWER
	HYDRANT	SAN. CLEAN OUT
	GATE VALVE	EXISTING WATERMAIN
	MANHOLE CATCH BASIN	EX. R. Y. CATCH BASIN
	UTILITY POLE	EXISTING BURIED CABLES
	GUY POLE	OVERHEAD LINES
	LIGHT POLE	EXISTING LIGHT POLES
	SIGN	
	CO. MANHOLE	EXISTING GAS MAIN
	HYDRANT	PR. SANITARY SEWER
	GATE VALVE	PR. WATER MAIN
	MANHOLE	PR. STORM SEWER
	MANHOLE	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE	



PROJECT  
 No. 22650, 22700 & 22750  
 Venture Drive -  
 Vacant Land

CLIENT  
 Dan Dumpey  
 43643 Nine Mile Road  
 Northville, MI 48167

(T) 248-767-7962

PROJECT LOCATION  
 Part of the SE 1/4 of  
 Section 26, T.1N., R.8E.,  
 City of Novi,  
 Oakland County, MI

SHEET  
 Preliminary Site Plan



**DATE ISSUED/REVISED**

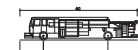
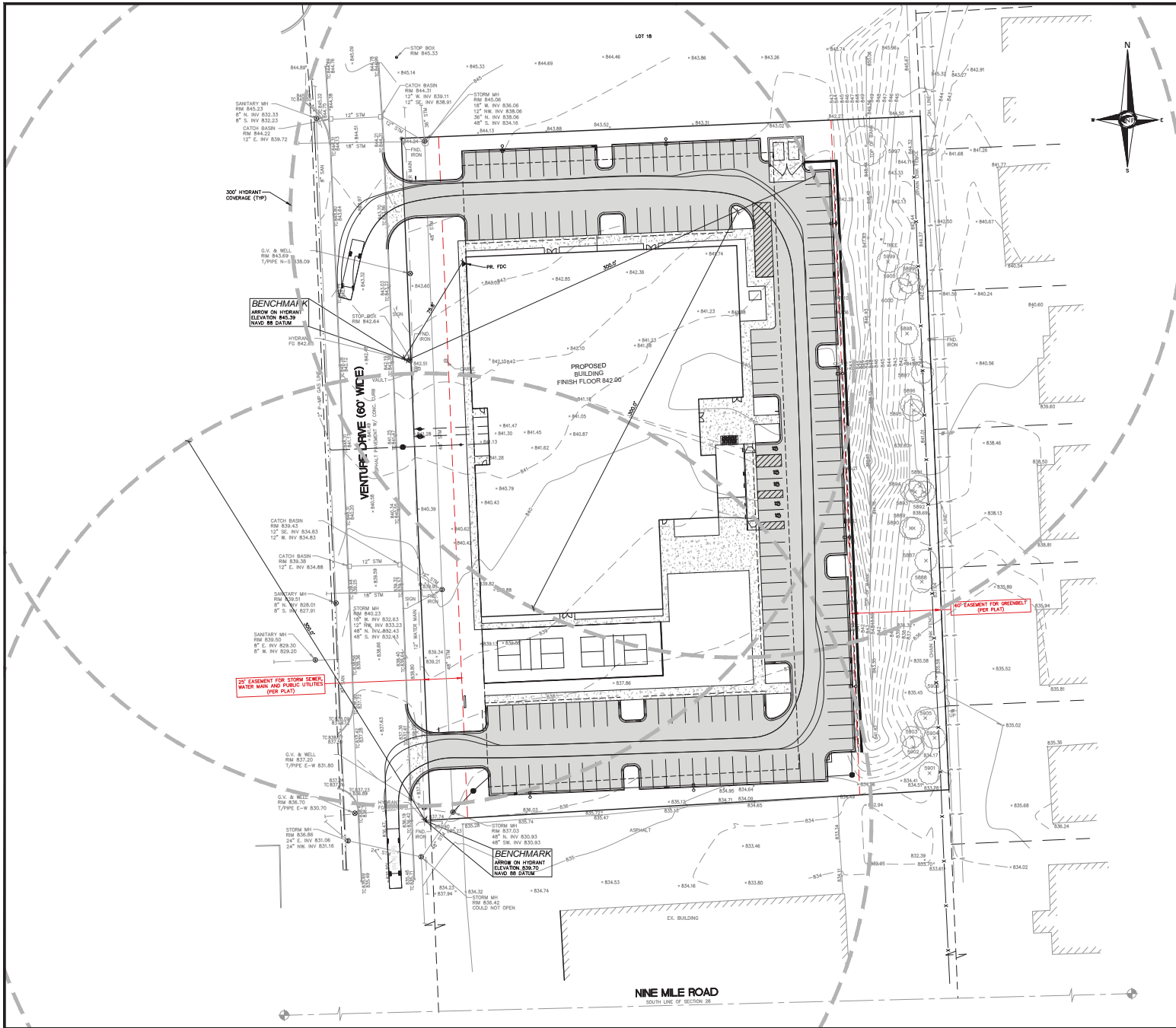
2023-09-18	ISSUED FOR SITE PLAN REVIEW
2023-09-28	REVISED PER CITY REVIEW
2023-10-10	REVISED PER CITY REVIEW
2024-02-20	REVISED PER CITY REVIEW
2024-04-03	REVISED PER DEFINITION PER CITY
2024-05-01	REVISED PER CITY REVIEW

DRAWN BY:  
 A. Eizember  
 DESIGNED BY:  
 A. Eizember  
 APPROVED BY:  
 A. Eizember

DATE  
 May 4, 2023

SCALE: 1" = 30'  
 0 15 30 45

NFE JOB NO. SHEET NO.  
 D478-02 SP-02



Pumper Fire Truck  
 Overall Length  
 Overall Height  
 Overall Width  
 Truck Ground Clearance  
 LSC - 25' 0" - 30' 0"  
 Max Wheel Angle

**ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS  
 NOWAK & FRAUS ENGINEERS  
 4677 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL: (248) 332-7931  
 FAX: (248) 332-8257  
 WWW.NOWAKFRAUS.COM

SEAL  
  
*Patrick Williams*

PROJECT  
 No. 22650, 22700 & 22750  
 Venture Drive -  
 Vacant Land

CLIENT  
 Dan Dempsey  
 43643 Nine Mile Road  
 Northville, MI 48167  
 (T) 248-767-7962

PROJECT LOCATION  
 Part of the SE. 1/4 of  
 Section 26, T.1N., R.8E.,  
 City of Novi,  
 Oakland County, MI

SHEET  
 Fire Truck Turning and  
 Hydrant Coverage Plan

**811**  
 Know what's below  
 Call before you dig.

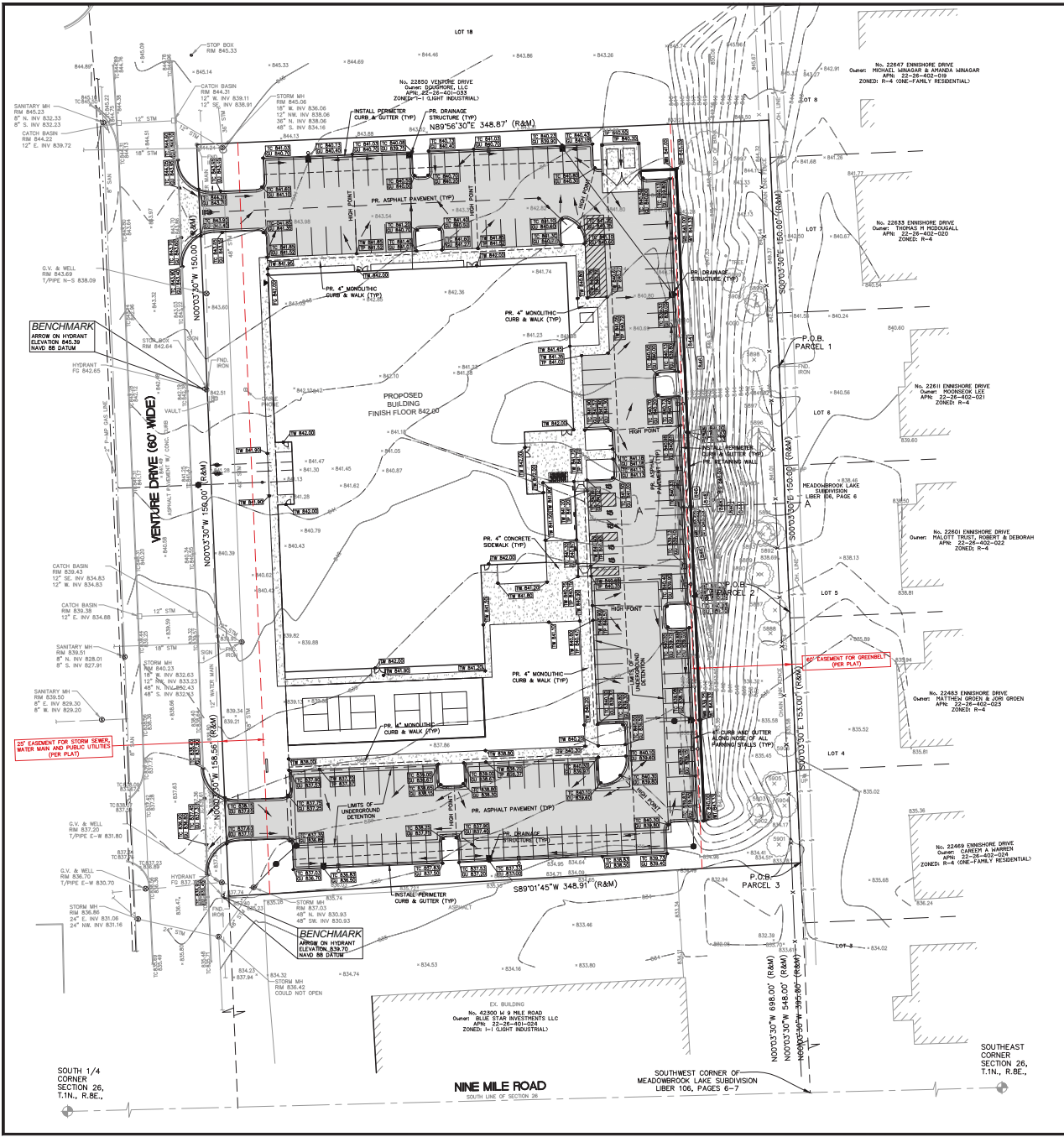
DATE	ISSUED/REVISED
2023-05-18	ISSUED FOR SITE PLAN REVIEW
2023-08-28	REVISED PER CITY REVIEW
2023-10-10	REVISED PER CITY REVIEW
2024-03-20	REVISED PER CITY REVIEW
2024-04-03	REVISED DEFINITION PER CITY
2024-05-01	REVISED PER CITY REVIEW

**FIRE DEPARTMENT NOTES**  
 ALL FIRE HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMBUSTIBLE MATERIAL BEING BROUGHT ON SITE. [FC 2015 3312.1]  
 FIRE LANES WILL BE DESIGNATED BY THE CITY FIRE CHIEF OR HIS DESIGNEE WHEN IT IS DETERMINED NECESSARY AND SHALL COMPLY WITH THE FIRE PREVENTION ORDINANCES ADOPTED BY THE CITY OF NOVI. THE LOCATION OF ALL "NO PARKING-FIRE LANE" SIGNS ARE SHOWN ON THE PLANS.  
 WATER MAINS GREATER THAN 20" SHALL BE AT LEAST 8" IN DIAMETER. [D.S.C. SEC. 11-68(O)(10)]  
 WATER MAINS AND HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.  
 FIRE LEAD TO THE STRUCTURE SHALL BE SEPARATE FROM THE DOMESTIC LEAD.

**LEGEND**

	MANHOLE	EXISTING SANITARY SEWER
	HYDRANT	SAN. CLEAN OUT
	GATE VALVE	EXISTING WATERMAIN
	MANHOLE CATCH BASIN	EXISTING STORM SEWER
	MANHOLE	EX. R. Y. CATCH BASIN
	UTILITY POLE	EXISTING BURIED CABLES
	GUY POLE	OVERHEAD LINES
	LIGHT POLE	EXISTING GAS MAIN
	SIGN	PR. SANITARY SEWER
	C.O.	PR. WATER MAIN
	HYDRANT	PR. STORM SEWER
	MANHOLE	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE	

DRAWN BY:  
 J. LAWREY  
 DESIGNED BY:  
 A. EIZEMBER  
 APPROVED BY:  
 P. Williams  
 DATE  
 May 4, 2023  
 SCALE: 1" = 30'  
 30 15 0 15 30 45  
 NFE JOB NO. SHEET NO.  
**D478-02 SP-03**



**GENERAL PAVING NOTES**

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

- PORTLAND CEMENT TYPE I/A (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX BAGS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND A SLUMP OF 1.72 TO 3 INCHES.
- BASE COURSE - MOTT BITUMINOUS WASTER HMA 4E1, 20A4.
- SURFACE COURSE - MOTT BITUMINOUS WASTER HMA 4E1, 20A4.
- ASPHALT CEMENT PENTACON GRADE 85-100 BOND COAT - MOTT 55-14 EMULSION AT 0.10 GALLON PER SQUARE YARD, MINIMUM 2 HOOT LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURBS & GUTTERS, ETC., SHALL BE SPRAY CURED WITH WHITE URETHANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER CURBOUT OPERATION. FEDERAL SPECIFICATION SS-5164A.

ALL WEAR SURFACES AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 4" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMP, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND ARRANGE FOR ALL INFLECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RAMP.

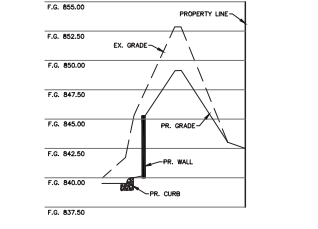
SIDEWALK RAMP, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

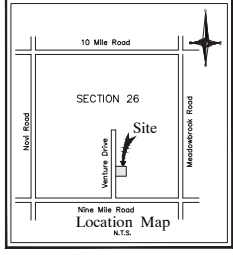
**DEWATERING NOTE**

IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DEWATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW.



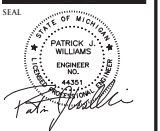
**ESTIMATED QUANTITIES PAVING**

DESCRIPTION	QUANTITY	UNITS
4" ASPHALT ON 8" 21A BASE	4,825	S.Y.
4" CONCRETE SIDEWALK	5,500	S.F.
4" MONOLITHIC CURB & WALK	4,900	S.F.
8" CONCRETE CURB & GUTTER	800	L.F.
8" CONCRETE CURB & GUTTER	820	L.F.
8" CONCRETE APPROACH	10	S.Y.



**NF ENGINEERS**  
**CIVIL ENGINEERS  
 LAND SURVEYORS**

NOWAK & FRAUS ENGINEERS  
 4677 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL: (248) 333-7931  
 FAX: (248) 333-8237  
 WWW.NOWAKFRAUS.COM



**NOTE**

REFER TO SHEET SP-02 FOR STRING-DIMENSION PLAN

REFER TO SHEET SP-04 FOR PAVING-GRADEING PLAN

REFER TO SHEET SP-05 FOR UTILITY PLAN

REFER TO SHEET SP-07 FOR ADDITIONAL PAVING NOTES & DETAILS

REFER TO CITY OF NOW STANDARD DETAIL SHEET FOR ADDITIONAL PAVING NOTES AND DETAILS (TYP)

**BUILDING DETAIL NOTE:**

ALL ACCESSIBLE ROUTES INCLUDING RAMPS, SLOPES, COUNTER SLOPES, ETC. FOR THE PARKING LOT IN ADDITION THE RAMP SLOPES IN THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CODE SECTION 401.402/ADA 501.171.

MAX RAMP SLOPE SHALL NOT EXCEED 1:12 OR 8.33% MAX RUNNING SLOPE WALK SURFACE SHALL NOT EXCEED 1:20 OR 5%.

MAX CROSS SLOPE WALK SURFACE SHALL NOT EXCEED 1:48 OR 2.08%.

**ADA NOTE:**

NO MORE THAN 1/4" VERTICAL OBSTACLE SHALL BE ALLOWED AT EACH TRANSITION BETWEEN THE SIDEWALK RAMP AND THE PARKING.

ADA SOLUTIONS, INC. - CAST IN PLACE, BRICK RED #20109 DETECTABLE WARNING SURFACE SHALL BE USED WHERE SHOWN ON PLANS.

**SOIL DATA**

THIS SITE CONSISTS OF FOX SANDY LOAM, TALL PLAIN, 2 TO 6 PERCENT SLOPES, BATHURST SANDY (SAND), 2 TO 3 PERCENT SLOPES, BASED ON DATA PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE.

**CITY NOTES:**

ALL WORK SHALL CONFORM TO THE CITY OF NOW STANDARDS AND SPECIFICATIONS (TYP)

ALL SITE GRADING SHALL BE A MAXIMUM OF 1/4" OR 25% PER CITY OF NOW REQUIREMENTS.

RELOCATE OR REMOVE FIXED OBJECTS PRIOR TO EXCAVATION.

ALL DIMENSIONS ARE TO THE OUTSIDE BUILDING WALL, BACK OF CURB, OR TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED. THE SPACING SPACES ARE REFERENCED TO THE FACE OF CURB UNLESS NOTED. PARKING SPACES ARE NOT CONSIDERED TO BE THE FACE OF CURB UNLESS NOTED (SEE A STANDARD PARKING SPACE AND EXP. 10 FEET FOR A BARRIER FREE SPACE).

**SOIL NOTES:**

IF ENCOUNTERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DEWATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW.

ALL TRAFFIC STORAGE SHALL COMPLY WITH THE CURRENT MAINTD STANDARDS.

COMPACTED SAND BASEPFL (MOOT SAND CLASS) SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.

**PAVING LEGEND**

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

**LEGEND**

- MANHOLE
- EXISTING SANITARY SEWER
- HYDRANT
- GATE VALVE
- MANHOLE CATCH BASIN
- R. Y. CATCH BASIN
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SOI
- EXISTING GAS MAIN
- CO MANHOLE
- HYDRANT GATE VALVE
- MANHOLE CATCH BASIN
- R. Y. CATCH BASIN
- PROPOSED LIGHT POLE
- IC 600.00
- GF 600.00
- TF 600.00
- PE 600.00
- EX 600.00

**DATE ISSUED/REVISED**

- 2023-09-18 ISSUED FOR SITE PLAN REVIEW
- 2023-09-22 REVISED PER CITY REVIEW
- 2023-10-18 REVISED PER CITY REVIEW
- 2024-03-20 REVISED PER CITY REVIEW
- 2024-04-03 REVISED DEFINITION PER CITY
- 2024-05-01 REVISED PER CITY REVIEW

**DRAWN BY:**  
 J. LAWRY  
**DESIGNED BY:**  
 A. EISENBERG  
**APPROVED BY:**  
 P. Williams

**DATE:**  
 May 4, 2023

**SCALE:** 1" = 30'

**NFE JOB NO. SHEET NO.**  
 D478-02 SP-04

**811**  
 Know what's Below  
 Call before you dig.

**PROJECT LOCATION:**  
 Part of the SE, 1/4 of Section 26, T.1N., R.8E., City of Now, Oakland County, MI

**PROJECT:**  
 No. 22650, 22700 & 22750 Venture Drive - Vacant Land

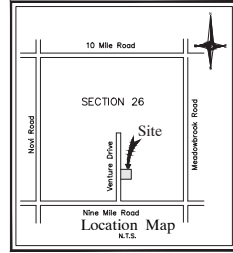
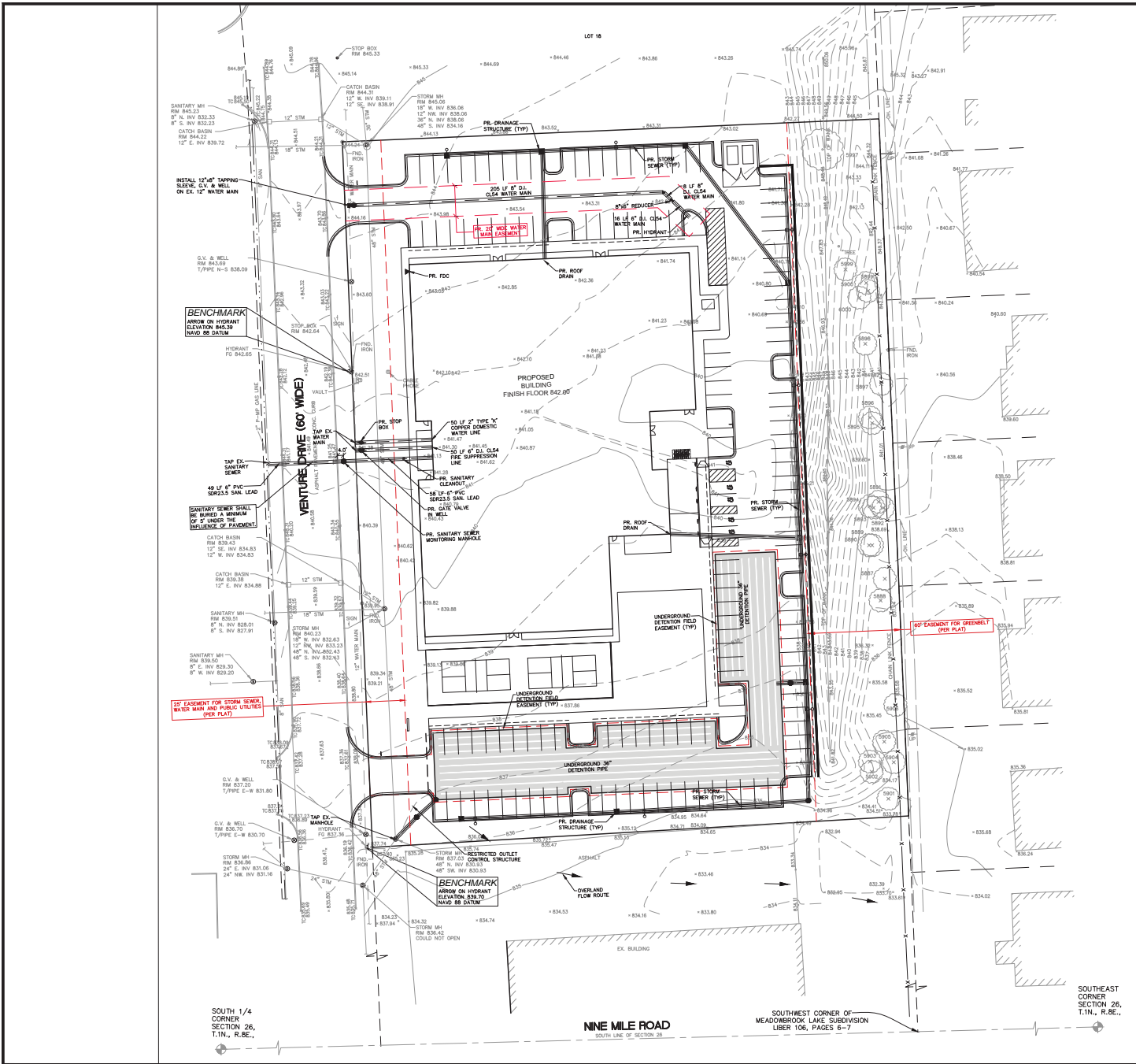
**CLIENT:**  
 Dan Dumpey  
 43643 Nine Mile Road  
 Northville, MI 48167  
 (T) 248-767-7962

SOUTH 1/4 CORNER SECTION 26, T.1N., R.8E.,

NINE MILE ROAD  
 SOUTH LINE OF SECTION 26

SOUTHWEST CORNER OF MEADOWBROOK LAKE SUBDIVISION  
 LIBER 108, PAGES 6-7

SOUTHEAST CORNER SECTION 26, T.1N., R.8E.,



**NF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
 4677 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL: (248) 332-7931  
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 WWW.NOWAKFRAUS.COM

PROJECT  
 No. 22650, 22700 & 22750  
 Venture Drive -  
 Vacant Land

CLIENT  
 Don Dempsey  
 43643 Nine Mile Road  
 Northville, MI 48167

PROJECT LOCATION  
 Part of the SE, 1/4 of  
 Section 26, T.1N., R.8E.,  
 City of Novi,  
 Oakland County, MI

SHEET  
 Preliminary Utility Plan

**WATER MAIN NOTE**  
 PER THE TEN STATES STANDARDS ARTICLE 8.3.3, ONE FULL 20-FOOT PIPE LENGTH OF WATER MAIN SHALL BE USED WHENEVER STORM SEWER OR SANITARY SEWER IS CROSSED, AND THE PIPE SHALL BE CENTERED ON THE CROSSING, IN ORDER TO ENSURE 10-FOOT SEPARATION BETWEEN WATER MAIN AND SEWERS.

**COMPACTED SAND BACKFILL NOTE**  
 COMPACTED SAND BACKFILL (MOT SAND CLASS II) SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVEMENT AREAS.

**ESTIMATED QUANTITIES**

SANITARY SEWER		
DESCRIPTION	QUANTITY	UNITS
6" PVC, SDR 21.5, BUILDING LEAD	107	L.F.
4" DIA. MANHOLE SEWER	1	EA.
SANITARY CLEANKOUT	1	EA.
TAP CONNECTION	1	EA.

WATER MAIN		
DESCRIPTION	QUANTITY	UNITS
8" DIA. CLASS 54, WATER MAIN, PUBLIC	213	L.F.
6" DIA. CLASS 54, WATER MAIN, PRIVATE	16	L.F.
6" DIA. CLASS 54, WATER MAIN, PRIVATE	50	L.F.
2" "C" COPPER BUILDING SERVICE, PRIVATE	50	L.F.
6" HYDRANT ASSEMBLY	1	EA.
2" STOP BOX	1	EA.
6" GATE VALVE & WELL	1	EA.
12" 18" TAPPING SLEEVE G.V. & WELL	1	EA.
WATER MAIN CONNECTION	1	EA.

**LEGEND**

- MANHOLE - EXISTING SANITARY SEWER
- HYDRANT - GATE VALVE - SAN. CLEAN OUT
- MANHOLE CATCH BASIN - EXISTING WATER MAIN
- EX. R. Y. CATCH BASIN - EXISTING STORM SEWER
- EXISTING BURED CABLES
- OVERHEAD LINES
- UTILITY POLE
- QUI PILE
- GUY WIRE
- LIGHT POLE
- SIGN
- C.O. MANHOLE - EXISTING GAS MAIN
- HYDRANT - GATE VALVE - PR. SANITARY SEWER
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- SAND BACKFILL (85% SANDITY)
- PROPOSED LIGHT POLE

DRAWN BY:  
 J. LAWRY  
 DESIGNED BY:  
 A. EISENBERG  
 APPROVED BY:  
 P. WILLIAMS

DATE:  
 May 4, 2023

SCALE: 1" = 30'

SCALE: 0 10 20 30 40 50

NFE JOB NO. SHEET NO.  
**D478-02 SP-05**

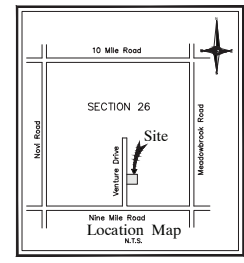
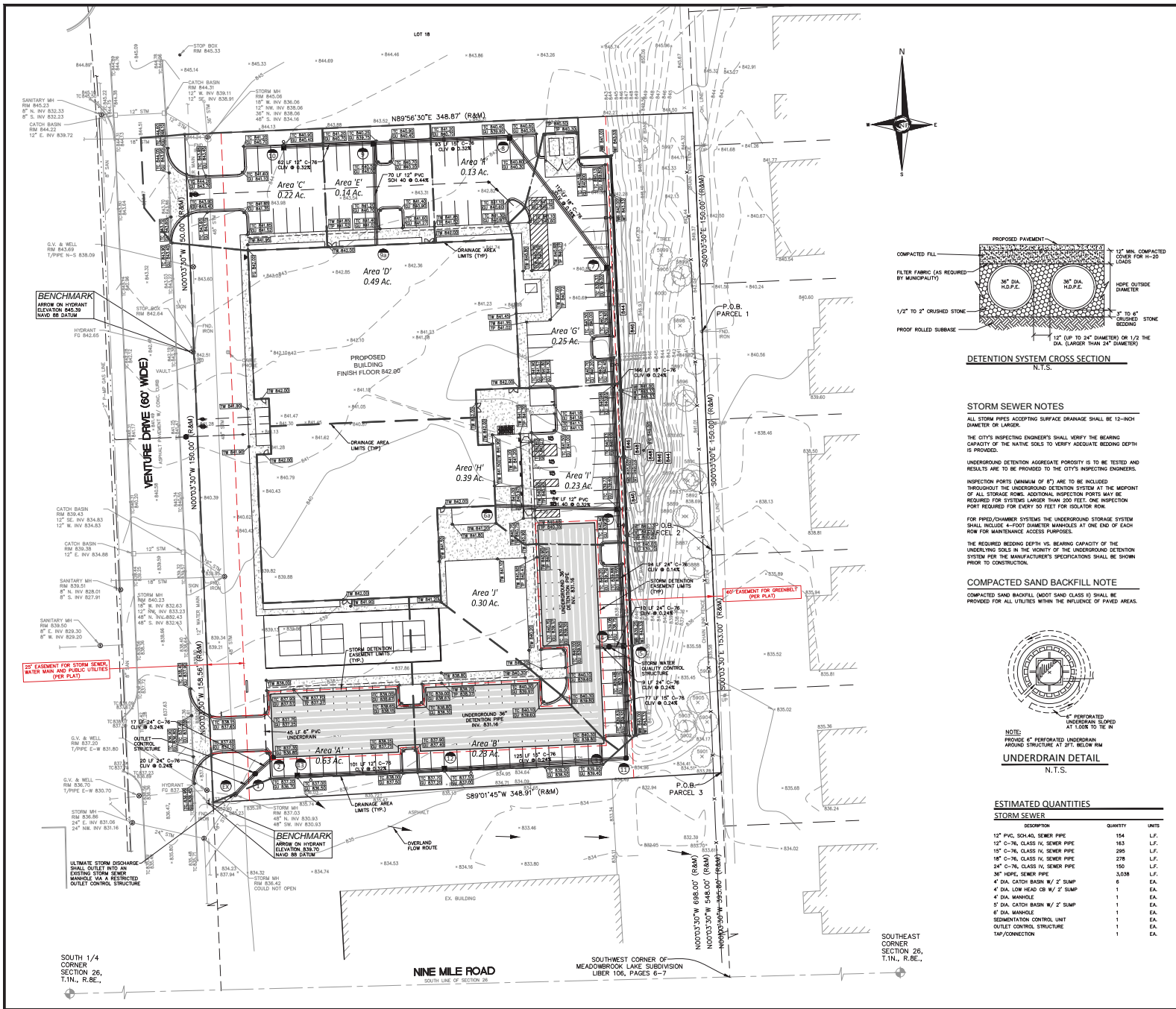
**811 Know what's Below Call before you dig.**

DATE	ISSUED/REVISED
2023-05-01	ISSUED FOR SITE PLAN REVIEW
2023-05-01	REVISED PER CITY REVIEW
2023-05-01	REVISED PER CITY REVIEW
2024-03-20	REVISED PER CITY REVIEW
2024-04-01	REVISED PER CITY REVIEW
2024-05-01	REVISED PER CITY REVIEW

SOUTH 1/4 CORNER SECTION 26, T.1N., R.8E.

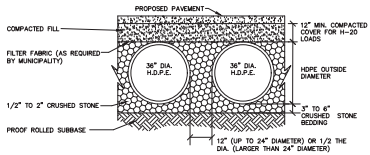
SOUTHWEST CORNER OF MEADOWBROOK LAKE SUBDIVISION LIBER 106, PAGES 6-7





**NF ENGINEERS**  
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 TEL: (248) 332-7931  
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 WWW.NOWAKFRAUS.COM



**DETENTION SYSTEM CROSS SECTION**  
 N.T.S.

**STORM SEWER NOTES**

ALL STORM PIPES ACCEPTING SURFACE DRAINAGE SHALL BE 12-INCH DIAMETER OR LARGER.

THE CITY'S INSPECTING ENGINEER'S SHALL VERIFY THE BEARING CAPACITY OF THE NATIVE SOILS TO VERIFY ADEQUATE BEDDING DEPTH IS PROVIDED.

UNDERGROUND DETENTION AGGREGATE POROSITY IS TO BE TESTED AND RESULTS ARE TO BE PROVIDED TO THE CITY'S INSPECTING ENGINEER.

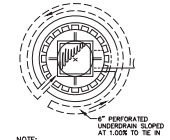
INSPECTION PORTS (MINIMUM OF 8") ARE TO BE INCLUDED THROUGHOUT THE UNDERGROUND DETENTION SYSTEM AT THE MIDPOINT OF ALL STORAGE ROWS. ADDITIONAL INSPECTION PORTS MAY BE REQUIRED FOR SYSTEMS LARGER THAN 200 FEET. ONE INSPECTION PORT REQUIRED FOR EVERY 50 FEET FOR SOLIDATOR ROW.

FOR PIPED/CHIMNEY SYSTEMS THE UNDERGROUND STORAGE SYSTEM SHALL INCLUDE 4-FOOT DIAMETER MANHOLES AT ONE END OF EACH ROW FOR MAINTENANCE ACCESS PURPOSES.

THE REQUIRED BEDDING DEPTH VS. BEARING CAPACITY OF THE UNDERLYING SOILS IN THE VICINITY OF THE UNDERGROUND DETENTION SYSTEM FOR THE MANUFACTURER'S SPECIFICATIONS SHALL BE SHOWN PRIOR TO CONSTRUCTION.

**COMPACTED SAND BACKFILL NOTE**

COMPACTED SAND BACKFILL (M001 SAND CLASS II) SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.



**UNDERDRAIN DETAIL**  
 N.T.S.

**ESTIMATED QUANTITIES**

DESCRIPTION	QUANTITY	UNITS
12" PVC, SCH 40, SEWER PIPE	154	L.F.
12" C-76, CLASS IV, SEWER PIPE	163	L.F.
12" C-76, CLASS IV, SEWER PIPE	296	L.F.
18" C-76, CLASS IV, SEWER PIPE	278	L.F.
24" C-76, CLASS IV, SEWER PIPE	190	L.F.
30" HDPE, SEWER PIPE	1	EA.
4" DIA. CATCH BASIN W/ 2" SUMP	6	EA.
4" DIA. LOW HEAD CB W/ 2" SUMP	1	EA.
4" DIA. MANHOLE	1	EA.
5" DIA. CATCH BASIN W/ 2" SUMP	1	EA.
6" DIA. MANHOLE	1	EA.
SEDIMENTATION CONTROL UNIT	1	EA.
OUTLET CONTROL STRUCTURE	1	EA.
TWP/CONCRETE	1	EA.

**Storm Drainage Structure Schedule**

Structure Name	Structure Details
#1 OUTLET CONTROL STRUCTURE	PR. RIM 837.35 PR. 24" N.E. INV. 831.12 PR. 24" S.W. INV. 833.12
#2 6" DIA. MH UNDERGROUND DETENTION	PR. RIM 837.10 PR. 24" N.E. INV. 831.16 PR. 24" S.W. INV. 833.16
#3 UNDERGROUND DETENTION	PR. RIM 839.00 PR. 24" E. INV. 831.16
#4 SEDIMENTATION CONTROL UNIT W/ 4" SUMP AND OIL/GAS SEPARATOR	PR. RIM 838.85 PR. 24" E. INV. 831.28 PR. 24" W. INV. 831.18
#5 5" DIA. CB W/ 2" SUMP	PR. RIM 838.75 PR. 15" S. INV. 831.90 PR. 24" N. INV. 833.25 PR. 24" W. INV. 833.30
#6 4" DIA. CB W/ 2" SUMP	PR. RIM 839.40 PR. 18" N. INV. 833.55 PR. 18" S. INV. 833.33
#7 ROOF LEAD	PR. RIM 836.68 PR. 12" E. INV. 835.60
#8 4" DIA. CB W/ 2" SUMP	PR. RIM 839.00 PR. 18" N. INV. 834.05 PR. 15" S. INV. 833.95
#9 4" DIA. CB W/ 2" SUMP	PR. RIM 839.30 PR. 15" W. INV. 834.45 PR. 18" S.E. INV. 834.25
#10 4" DIA. CB W/ 2" SUMP	PR. RIM 839.75 PR. 12" W. INV. 835.70 PR. 12" S. INV. 835.79 EX. 475'
#11 4" DIA. MH	PR. RIM 837.18 PR. 12" N. INV. 836.10
#12 4" DIA. CB W/ 2" SUMP	PR. RIM 840.40 PR. 12" E. INV. 833.90
#13 4" DIA. MH	PR. RIM 836.75 PR. 15" W. INV. 832.18 PR. 15" N. INV. 832.08
#14 4" DIA. CB W/ 2" SUMP	PR. RIM 837.00 PR. 12" W. INV. 832.68 PR. 15" E. INV. 832.48
#15 4" DIA. LOW HEAD CB W/ 2" SUMP	PR. RIM 836.50 PR. 12" E. INV. 833.00
#16 4" DIA. CB W/ 2" SUMP	PR. RIM 837.03 PR. 24" N. INV. 833.07 EX. 48" W. INV. 830.93 EX. 48" E. INV. 830.93
#17 EX. STORM MH	



PROJECT  
 No. 22650, 22700 & 22750  
 Venture Drive -  
 Vacant Land

CLIENT  
 Dan Dumpey  
 43643 Nine Mile Road  
 Northville, MI 48167

(T) 248-767-7962

PROJECT LOCATION  
 Part of the SE. 1/4 of  
 Section 26, T.1N., R.8E.,  
 City of Northville,  
 Oakland County, MI

SHEET  
 Storm Water Management  
 Plan



DATE	ISSUED/REVISED
2023-09-18	ISSUED FOR SITE PLAN REVIEW
2023-10-26	REVISED PER CITY REVIEW
2023-11-16	REVISED PER CITY REVIEW
2024-03-20	REVISED PER CITY REVIEW
2024-04-03	REVISED DETENTION PER CITY
2024-05-01	REVISED PER CITY REVIEW

DRAWN BY:  
 A. Wiseman  
 DESIGNED BY:  
 A. Wiseman  
 APPROVED BY:  
 P. Williams

DATE  
 May 4, 2023  
 SCALE: 1" = 30'  
 NFE JOB NO. SHEET NO.  
 D478-02 SP-06





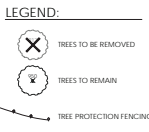
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
4677 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL: (248) 332-7931  
FAX: (248) 332-8257



LOCATION MAP  
N.T.S.

SOIL NOTE:  
EXISTING SOILS ON-SITE ARE COMPRISED EXCLUSIVELY OF FINE SANDY LOAM (18B), W/ 2-4% SLOPES, AND MATHERION SANDY LOAM W/ 0-3% SLOPES



### CITY OF NOVI TREE PROTECTION NOTES

1. EITHER PLASTIC WOOD SNOW FENCING SHALL BE INSTALLED AT OR BEYOND THE DRIFLINE, UNLESS MORE SUBSTANTIAL FENCING IS REQUIRED.
2. STAKES SHALL BE METAL T POLES SPACED NO FARTHER THAN 6' ON CENTER.
3. FENCING SHALL NOT BE INSTALLED CLOSER TO THE TREE THAN THE EXTREME OF THOSE TREES TO BE SAVED. SPECIAL CIRCUMSTANCES SHALL BE REVIEWED BY THE CITY.
4. FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED ONCE THE FENCING IS INSTALLED FOR INSPECTION.
5. UNDER NO CIRCUMSTANCES SHALL THE PROTECTIVE FENCING BE REMOVED WITHOUT PROPER APPROVAL FROM THE CITY.
6. NO PERSON SHALL CONDUCT ANY ACTIVITY WITHIN THE AREAS PROPOSED TO REMAIN. THIS SHALL INCLUDE, BUT NOT LIMITED TO:
  - A. NO SOLVENTS OR CHEMICALS WITHIN THE PROTECTED AREAS.
  - B. NO BUILDING MATERIALS OR CONSTRUCTION EQUIPMENT WITHIN THE PROTECTED AREAS.
  - C. NO GRADE CHANGES, INCLUDING FILL, WITHIN THE PROTECTED AREAS.
  - D. NO REMOVAL OF VEGETATION FROM THE GROUND UP WITHOUT THE PERMISSION FROM THE PROPER REVIEWING AUTHORITY, INCLUDING THE WOODLANDS REVIEW BOARD.
7. REGULATED WOODLANDS AND REGULATED TREES ADJACENT TO THE PROPERTY ARE ALSO REQUIRED TO BE PROTECTED, WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.

### REPLACEMENT SUMMARY

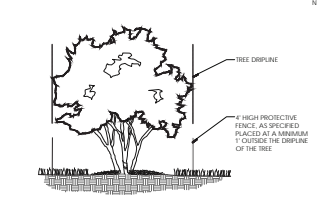
SINGLE STEM TREES TO BE REMOVED:	
8-11" TREES TO BE REMOVED - 29 X 1 TREES -	29 TREES
11-20" TREES TO BE REMOVED - 43 X 2 TREES -	86 TREES
20-30" TREES TO BE REMOVED - 8 X 3 TREES -	15 TREES
30" TREES TO BE REMOVED - 2 X 4 TREES -	0 TREES
SINGLE STEM REPLACEMENT TREES REQUIRED:	130 TREES
MULTI-STEM TREES TO BE REMOVED:	
1 X 2 CRESTS - 2 TREES	
7 X 3 CRESTS - 21 TREES	
2 X 4 CRESTS - 8 TREES	
3 X 5 CRESTS - 15 TREES	
MULTI-STEM TREE REPLACEMENTS REQUIRED:	46 TREES (247' 0")
TOTAL REPLACEMENT TREES REQUIRED:	176 TREES (130'-46")
TOTAL REPLACEMENT TREES PROVIDED:	48 TREES

\* MONIES WILL BE PAID INTO THE TREE FUND FOR 128 TREES THAT CANNOT BE ACCOMMODATED ON-SITE

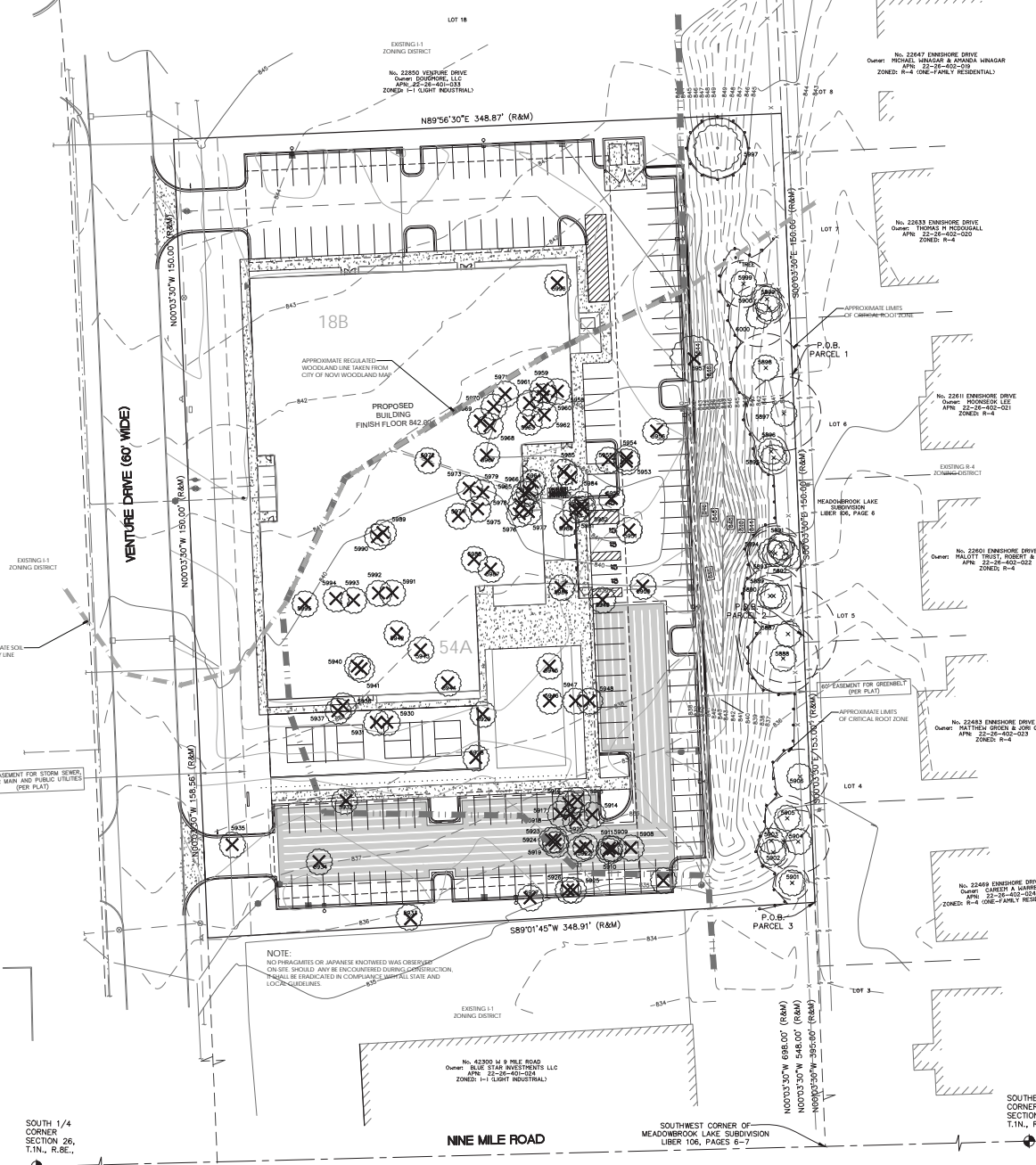
### GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL THE IN-PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO: PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
4. WHERE GROUNDS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING.
5. TO ANY TREE SCHEDULED TO REMAIN:
  - A. ALL UNDERGROUND UTILITIES WITHIN THE DRIP LINE OF ANY TREE TO BE REMOVED SHALL BE IDENTIFIED AND PROTECTED PRIOR TO THE INSTALLATION OF PROTECTIVE FENCING.
  - B. STAKES SHALL BE SLOTTED TO AVOID THE AREA WITHIN THE DRIP LINE OF PROTECTED TREES.
  - C. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES AND BE PROTECTED SHOULD BE SUBSERVED WITH PROTECTIVE FENCING.
  - D. THE EXTREME OF SOLUBLE BUILDING EQUIPMENT SHALL BE PROTECTED UNDER THE DRIP LINE OF PROTECTED TREES.
  - E. THE EXTREME OF SOLUBLE BUILDING EQUIPMENT SHALL BE PROTECTED UNDER THE DRIP LINE OF PROTECTED TREES.
  - F. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
  - G. THE GRUBBING OF PROTECTED WOODLAND SHALL WITHIN CONSTRUCTION AREAS SHOULD BE CARRIED OUT WITHIN THE DRIP LINE OF ANY TREE TO REMAIN.
  - H. THE CONSTRUCTION OF PROTECTIVE FENCING SHALL BE MANUALLY WITH A HYDRO-LAND.
  - I. THE CONSTRUCTION OF PROTECTIVE FENCING SHALL BE MANUALLY WITH A HYDRO-LAND.
  - J. THE CONSTRUCTION OF PROTECTIVE FENCING SHALL BE MANUALLY WITH A HYDRO-LAND.
  - K. THE CONSTRUCTION OF PROTECTIVE FENCING SHALL BE MANUALLY WITH A HYDRO-LAND.
  - L. THE CONSTRUCTION OF PROTECTIVE FENCING SHALL BE MANUALLY WITH A HYDRO-LAND.

### TREE PROTECTION DETAIL-PLAN



### TREE PROTECTION DETAIL-SECTION



NOTE:  
NO PHACELITES OR JAPANESE KNOWNOTWAS WAS OBSERVED ON-SITE. SHOULD ANY BE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE ERADICATED IN COMPLIANCE WITH LOCAL, STATE AND LOCAL GUIDELINES.

SOUTH 1/4 CORNER SECTION 26, T.1N., R.2E.

NINE MILE ROAD

SOUTHWEST CORNER OF MEADOWBROOK LAKE SUBDIVISION LIBER 106, PAGES 6-7

SOUTHEAST CORNER SECTION 26, T.1N., R.2E.,

SEAL



PROJECT  
Pickelbaev Novi

CLIENT  
Dan Dempsey  
43643 Nine Mile Road  
Northville, MI 48167  
(T) 248-767-7962

PROJECT LOCATION  
Part of the SE 1/4 of Section 26, T.1N., R.2E., City of Novi, Oakland County, MI

SHEET  
Tree Preservation Plan

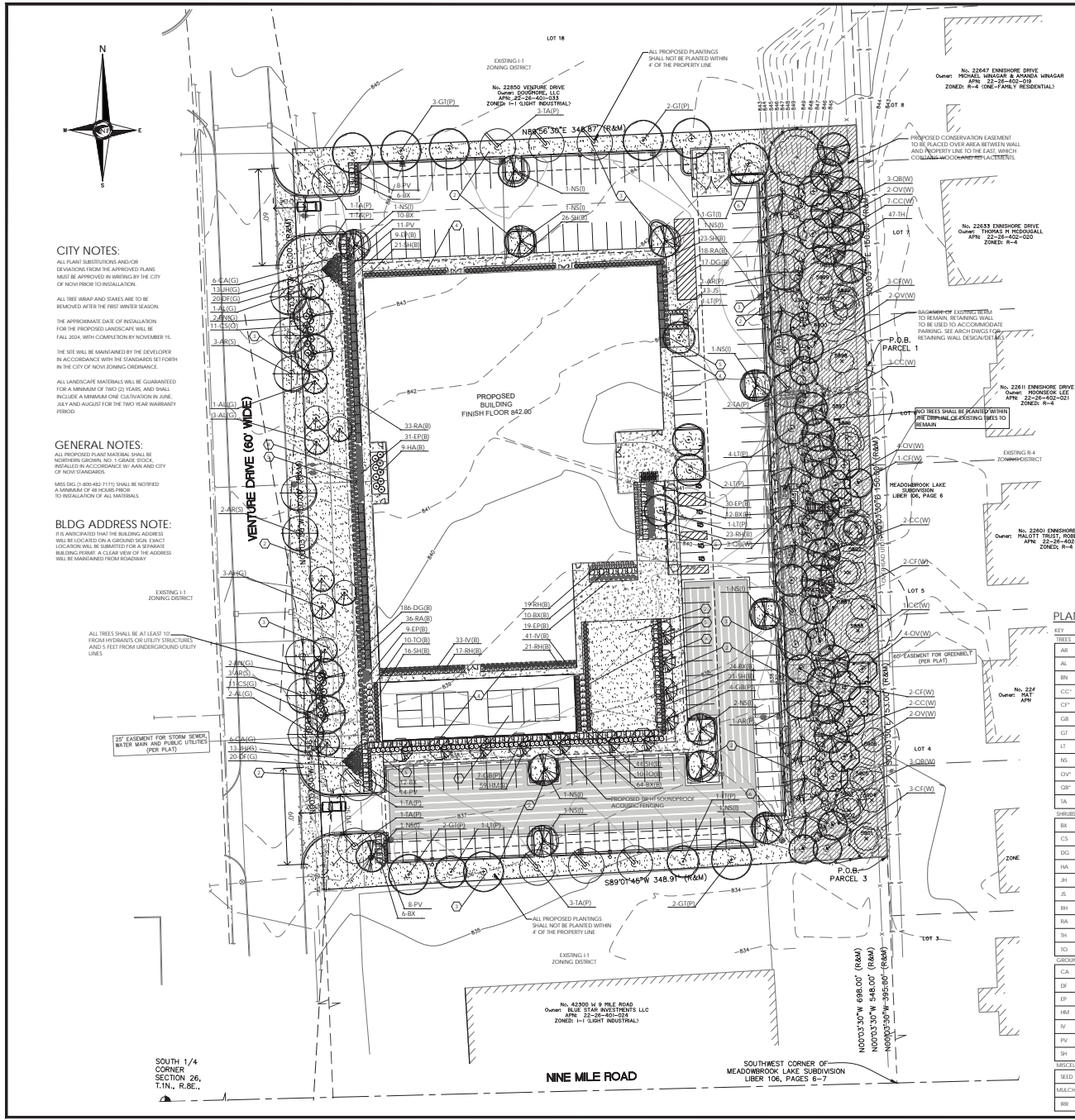


REVIEWS	
08/29/23	REVISED PER CITY REVIEW
10/18/23	REVISED PER CITY REVIEW
03/20/24	REVISED PER CITY REVIEW
10/03/24	REVISED DETENTION PER CITY
05/01/24	REVISED PER CITY REVIEW

DRAWN BY:  
G. Ostrowski  
DESIGNED BY:  
G. Ostrowski  
APPROVED BY:  
G. Ostrowski  
DATE:  
05-15-2023

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.  
D478-02 L1



**CITY NOTES:**  
 ALL PLANT SUBSTITUTIONS AND/OR DEVIATIONS FROM THE APPROVED PLAN MUST BE APPROVED IN WRITING BY THE CITY OF NOVY PRIOR TO INSTALLATION.  
 ALL TREE WIND AND STAKES ARE TO BE REMOVED AFTER THE TREE WINTER SEASON.  
 THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE FALL 2024, WITH COMPLETION BY NOVEMBER 15.  
 THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVY JOINTING ORDINANCE.  
 ALL LANDSCAPE MATERIALS WILL BE GUARANTEED FOR A MINIMUM OF TWO (2) YEARS, AND SHALL INCLUDE A MINIMUM ONE (1) GRADE STOCK INSULATION IN ACCORDANCE WITH AIN AND CITY OF NOVY STANDARDS.  
 MRS. DCG (800-482-2171) SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION OF ALL MATERIALS.

**GENERAL NOTES:**  
 ALL PROPOSED PLANTINGS SHALL BE NORTHERN GROWN, NO. 1 GRADE STOCK, INSTALLED IN ACCORDANCE WITH AIN AND CITY OF NOVY STANDARDS.  
 MRS. DCG (800-482-2171) SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION OF ALL MATERIALS.

**BLDG ADDRESS NOTE:**  
 25' SETBACK FROM THE BUILDING ADDRESS WILL BE LOCATED ON A GRADE STOCK, EXACT LOCATION WILL BE SUBMITTED TO A SIGNAGE BUILDING PERMIT. A CLEAR VIEW OF THE ADDRESS WILL BE MAINTAINED FROM ROADWAY.

ALL TREES SHALL BE AT LEAST 10' FROM HYDRANTS OR POLE UTILITIES AND 5' FEET FROM UNDERGROUND UTILITY LINES.

25' SETBACK FOR SIGN SEWER BAYMENT MARK AND PUBLIC UTILITIES (PER PLAT)

SOUTH 1/4 CORNER SECTION 26, T.1N., R.2E.

**LANDSCAPE REQUIREMENTS**

**EXISTING SITE DATA:** 1.1. RESIDENTIAL DISTRICT  
 EXISTING SITE AREA: 103,942 S.F. OR 2.39 ACRES

**NON-RESIDENTIAL SUBDIVISION LANDSCAPING**  
 1. DECISIONS ON PLANTING ARE TO BE MADE BY THE CITY OF NOVY.  
 1 SUB-CANOPY TREE PER 40 L.F. OF FRONTAGE.  
 1 TREE PER TREE BETWEEN CURB AND WALK FOR 50 L.F. OF FRONTAGE.  
 1 SHREED BARK MULCH 3" DEPTH PER 20 L.F. OF FRONTAGE.  
 MOUNDING OF PERENNIALS AND GRASSES AT 10% OF FRONTAGE.  
**MINIMUM DRIVE: 48-80 L.F. - 10 L.F.**  
 REQUIRED: 48 L.F. / 20 S.F. - 11.50 OR 12 CANOPY TREES REQUIRED  
 10 L.F. / 40 S.F. - 10.00 OR 10 SUB-CANOPY TREES REQUIRED  
 48 L.F. / 20 S.F. - 20.4 OR 20 SHREDS  
 10 L.F. / 40 S.F. - 40.00 OR 40 L.F. OF GRASS AND PERENNIAL MOUNDING PROVIDED: 12 CANOPY TREES, 10 SUB-CANOPY TREES, 22 SHREDS, 49 L.F. OF PERENNIAL AND GRASS MOUNDING

**PARKING LOT LANDSCAPE REQUIREMENTS (P)**  
**MINIMUM PARKING LOTS (P)**  
 6% OF TOTAL VEHICLE USE AREA UP TO 50,000 S.F. THEN 0.5% PER 10,000 S.F. EXCESS THEREAFTER.  
 43,095 S.F. X 0.5% = 215.48 S.F. AREA REQUIRED PROVIDED: 30 TREES

**MINIMUM DRIVEWAY (P)**  
 1 TREE PER 20 L.F. OF PARKING PERMETER  
 1,201 L.F. / 20 S.F. = 60.05 OR 60 TREES REQUIRED PROVIDED: 30 TREES

**ACCESSWAY (P)**  
 1 TREE PER 10 L.F. ON EACH SIDE OF DRIVE  
 NORTH DRIVE: 80 L.F. / 20 S.F. = 4.00 TREES REQUIRED  
 SOUTH DRIVE: 80 L.F. / 20 S.F. = 4.00 TREES REQUIRED PROVIDED: 8 TREES

**RETAINING WALL LANDSCAPING (R)**  
 1 TREE PER 10 L.F. OF RETAINING WALL  
 NORTH DRIVE: 80 L.F. / 10 S.F. = 8.00 TREES REQUIRED  
 SOUTH DRIVE: 80 L.F. / 10 S.F. = 8.00 TREES REQUIRED PROVIDED: 16 TREES

**INTERIOR BUILDING LANDSCAPE**  
 BUILDING PERMETER 1,201 L.F. / 20 S.F. = 60.05 OR 60 TREES REQUIRED PROVIDED: 30 TREES

**WOODLAND REPLACEMENT TREES**  
 WOODLAND REPLACEMENT TREES REQUIRED: 176  
 ONE (1) TREE PER PERENNIAL FOR CALCULATED WOODLAND REPLACEMENT TREES REQUIRED: 46  
 (THE BALANCE FOR 128 TREES WILL BE PLANTED IN THE CITY TREE BANK)

**TYPICAL SEEDING LAWN MIX:**  
 ALL LAWN AREAS DESIGNATED TO BE SEED. SHALL BE HYBRID SEED WITH TYPICAL BROADCAST TOLERANT, DORMANT PERENNIAL SEED MIX AT A RATE OF 20 LBS PER ACRE  
 MIX IS COMPOSED OF:  
 30% W/48 PERENNIAL BURE  
 10% HYBRID PERENNIAL BURE  
 20% CRACKING RED FESCUE  
 10% NEW ENGLAND BLUEGRASS  
 10% NEW YORK KENTUCKY BLUEGRASS

**GROUND COVER KEY:**  
 1 COURB MATERIAL PER ANCH DOGS  
 2 TYPICAL SEEDING LAWN AREAS, ON 3" TOPSOIL  
 3 4" DIA SPADE CUT EDGE W/ 3" SHREDED BARK MULCH  
 4 3" DEPTH DOUBLE SHREDED HARDWOOD BARK MULCH  
 5 3/16" X 4" STEEL EDGING, STAKED PER MANUFACTURER  
 6 POSSIBLE SNOW DEPOSITION AREA TO BE COORDINATED WITH HYDROLOGICAL SERVICE

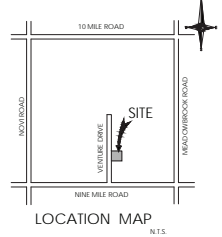
**PLANT SCHEDULE**

KEY	QTY	NOTINAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENTS	GENUS/SPECIES %	UNIT/FOTAL COST
AR 10	1	Aster rubrum	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	13%/15%	\$400/3,200
AL 10	1	Adiantum species	6-8" HT	SEE PLAN	B&B	CLEAR FORM	13%/15%	\$375/3,750
BN 4	1	Betula nigra	1.5" DB	SEE PLAN	B&B	CLEAR FORM	55/50%	\$400/1,600
CC 16	1	Cornus alternifolia	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	WOODLAND	\$400/9,600
CT 11	1	Clintonia borealis	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	WOODLAND	\$400/4,400
GR 11	1	Gaultheria procumbens	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	14%/14%	\$300/3,300
GT 9	1	Gaultheria procumbens	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	12%/12%	\$400/3,600
LT 10	1	Lonicera xylosteum	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	13%/13%	\$400/5,000
NO 12	1	Nyssa sylvatica	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	15%/15%	\$400/4,800
OV 12	1	Ostrya virginiana	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	WOODLAND	\$400/4,800
QBF 9	1	Quercus borealis	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	WOODLAND	\$400/3,600
SA 12	1	Saxifraga oppositifolia	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	15%/15%	\$400/4,800

KEY	QTY	NOTINAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENTS	GENUS/SPECIES %	UNIT/FOTAL COST
BE 144	1	Berberis thunbergii	3/8" HT	30" OC	B&B	MAINTAIN AS HEDGE		\$50/7,200
CE 22	1	Cornus alternifolia	3/8" HT	4" OC	B&B			\$50/91,100
DC 200	1	Dryas octopetala	3 GAL	3" OC	CONT			\$50/91,450
HA 9	1	Hamamelis virginiana	3/8" HT	4" OC	B&B			\$50/450
JH 36	1	Juncus horridus	3 GAL	3" OC	CONT			\$50/1,800
JS 13	1	Juncus strictus	3 GAL	3" OC	CONT			\$50/465
BH 80	1	Berberis thunbergii	3 GAL	3" OC	CONT			\$50/4,800
RA 87	1	Rosa rugosa	30" HT	30" OC	B&B	MAINTAIN AS HEDGE		\$50/4,350
SH 36	1	Shrub species	5" HT	6" OC	B&B			\$50/1,800
TO 20	1	Taxus canadensis	5" HT	4" OC	B&B	MAINTAIN AS HEDGE		\$50/1,000

KEY	QTY	NOTINAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENTS	GENUS/SPECIES %	UNIT/FOTAL COST
CA 12	1	Cornus alternifolia	3 GAL	3" OC	CONT			\$15/180
EP 40	1	Eriophorum spicatum	2 GAL	18" OC	CONT			\$15/600
EP 96	1	Eriophorum spicatum	2 GAL	24" OC	CONT			\$15/1,440
HU 59	1	Hymenophyllum wilsonii	2 GAL	36" OC	CONT			\$15/885
IV 74	1	Impatiens capensis	2 GAL	24" OC	CONT			\$15/1,710
PV 39	1	Polygonum sp.	3 GAL	24" OC	CONT			\$15/585
SH 161	1	Shrub species	3 GAL	24" OC	CONT			\$15/1,815

KEY	QTY	NOTINAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENTS	GENUS/SPECIES %	UNIT/FOTAL COST
ME 294	1	Mulch	57			BLENDED BLUEGRASS SEED MIX		\$33/9,872
MU 104	1	Mulch	15			SHREDED HARDWOOD BARK MULCH		\$50/5,200
IR 1	1	IRRIGATION SYSTEM, COMPLETE	15					\$15,000



**IRRIGATION NOTE:**  
 ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W. SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN ACCORDANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED IN THE MOST EFFICIENT MANNER NECESSARY TO FULLY IRRIGATE ALL PLANTING AREAS.

**CONTRACTOR NOTE:**  
 ALL TREES ARE TO BE LOCATED AT LEAST 10 FEET FROM HYDRANTS OR POLE STRUCTURES AND 5 FEET FROM UNDERGROUND UTILITY LINES.

**GENERAL SOD NOTE:**  
 ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED GRASS/LEGUME SOD. TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL AND WATERED DAILY THREE TIMES DURING THE AREA SUBJECT TO IRRIGATION. SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LANDSCAPE PERMANENT TO SODS. SOD INSTALLATION SHALL OCCUR ONLY: SPRING: APRIL TO JUNE; FALL: AUGUST 15 TO OCTOBER 15

**GENERAL SEED NOTE:**  
 ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE HYBRID SEED WITH TYPICAL BROADCAST TOLERANT, DORMANT PERENNIAL SEED MIX AT A RATE OF 20 LBS PER ACRE. SOD INSTALLATION SHALL OCCUR ONLY: SPRING: APRIL TO JUNE; FALL: AUGUST 15 TO OCTOBER 15



**NOWAK & FRAUS ENGINEERS**  
 4677 WOODWAY DRIVE  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257



**PICKLEBT NOVY**  
 No. 22650, 22700 & 22750  
 Venture Drive

**CLIENT:**  
 Dan Dempsey  
 43643 Nine Mile Road  
 Northville, MI 48167

(7) 248-767-7962

**PROJECT LOCATION:**  
 Part of the SE 1/4 of Section 26, T.1N., R.2E., City of Novy, Oakland County, MI

**SHEET:**  
 Landscape Plan



**REVISONS:**  
 05/29/23 REVISED PER CITY REVIEW  
 07/18/23 REVISED PER CITY REVIEW  
 08/29/23 REVISED PER CITY REVIEW  
 09/02/24 REVISED DETENTION PER CITY  
 09/10/24 REVISED PER CITY REVIEW

**DRAWN BY:**  
 G. Ostrowski  
**DESIGNED BY:**  
 G. Ostrowski  
**APPROVED BY:**  
 G. Ostrowski  
**DATE:**  
 05-15-2023

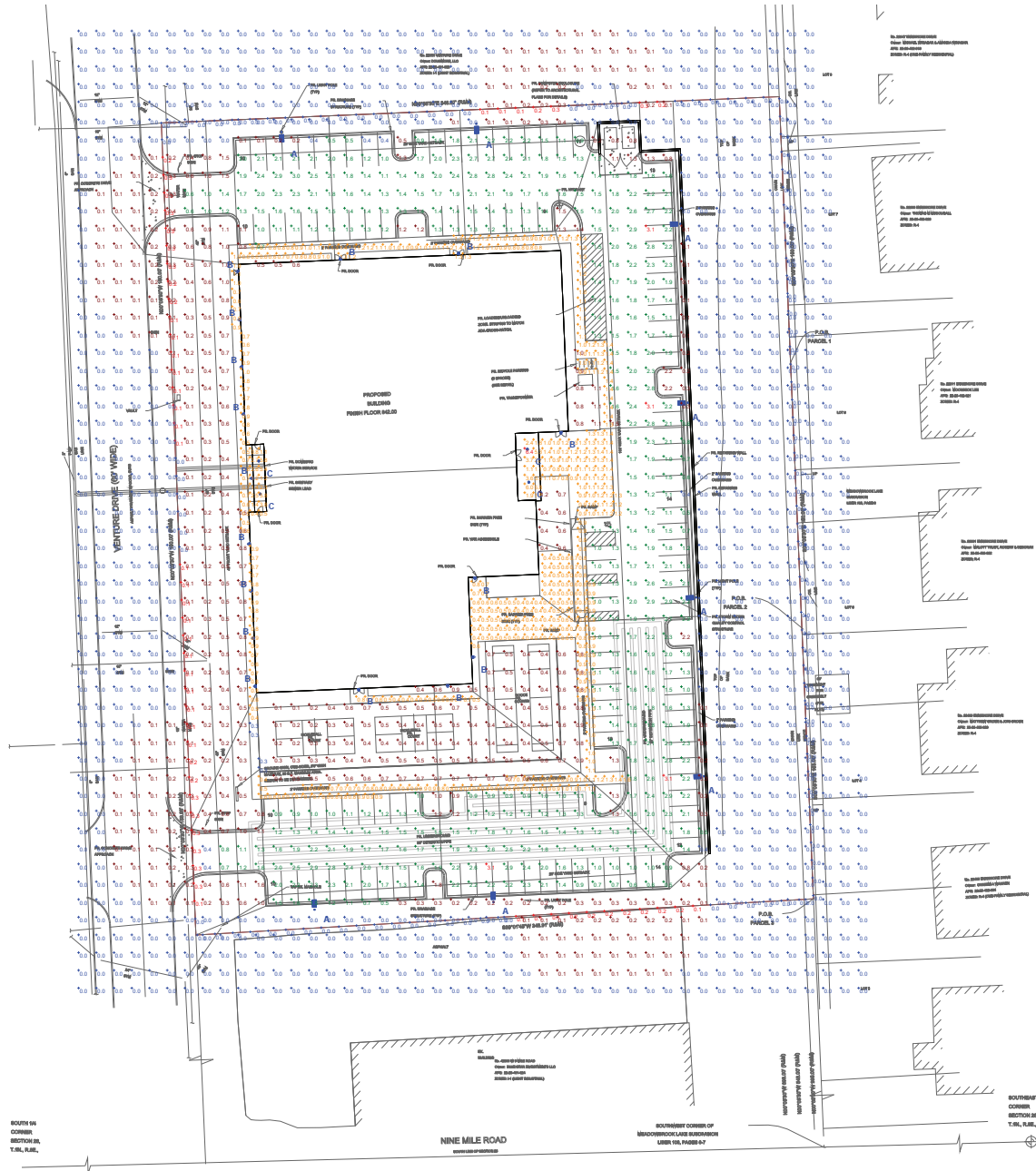
**SCALE:** 1" = 30'  
**NEE JOB NO.:** D478-02  
**SHEET NO.:** L2





PICKLEBALL NOVI - VENTURE DRIVE  
 PHOTOMETRIC SITE PLAN  
 PREPARED FOR: NOWAK & FRAUS ENGINEERS  
 WWW.GASSERBUSH.COM

Designer  
 Date  
 Rev  
 Scale  
 Not to Scale  
 Drawing No.  
 #23-15237-V2



Symbol	Label	QTY	Manufacturer	Description	Lamp	CRI	Controls	Mounting Height
[Symbol A]	A	8	Lithonia Lighting	D-Series Slim & Arvia Luminaire 4000K	LED	80	Acuity right	25'-0"
[Symbol B]	B	16	Lithonia Lighting	ROGEE LED WALL PACK 4000K	LED	80	Acuity right	10'-6"
[Symbol C]	C	4	Lithonia Lighting	MIN LED DOWNLIGHT 4000K	LED	80	Acuity r/light	10'-0"

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING LOT	+	3.6 f.c.	3.1 f.c.	0.4 f.c.	7.8:1	4.0:1	0.5:1
PROPERTY LINE	+	0.1 f.c.	0.3 f.c.	0.0 f.c.	N/A	N/A	0.3:1
SIDEWALKS	+	1.0 f.c.	6.4 f.c.	0.3 f.c.	21.3:1	3.3:1	0.2:1

- General Note**
- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
  - SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
  - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0'
  - CLUB HOURS OF OPERATION: 8 AM TO 11 PM 7 DAYS A WEEK.
  - RESTAURANT HOURS OF OPERATION: NOON TO 10 PM 7 DAYS A WEEK.
  - 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.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

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**Alternates Note**  
 THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

**Ordering Note**  
 FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

**Drawing Note**  
 THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

**Mounting Height Note**  
 MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

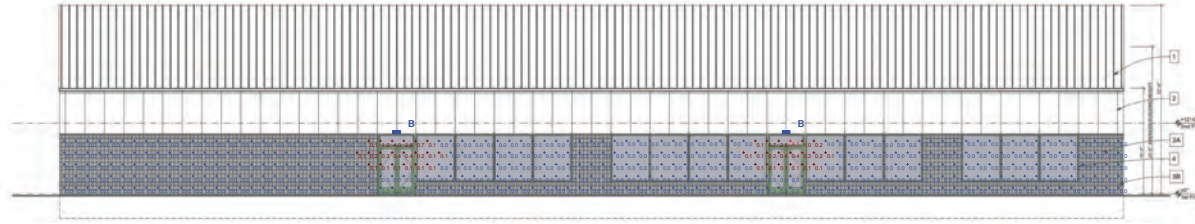
**Plan View**  
 Scale - 1" = 30ft

SOUTHWEST CORNER SECTION A, T.M., R.M.E.

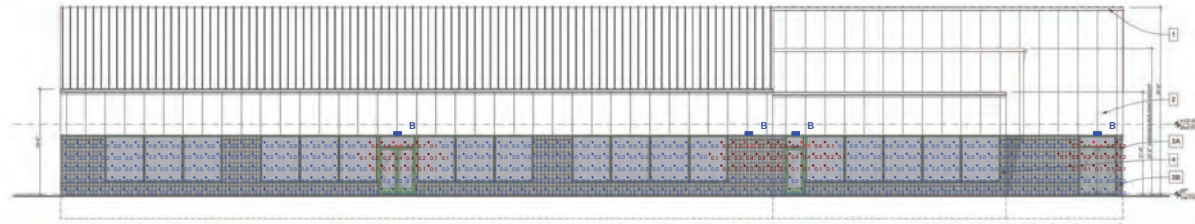
NINE MILE ROAD

SOUTHWEST CORNER OF MIDWOOD/LAKE BUCKINGHAM UNDER THE HIGHWAY

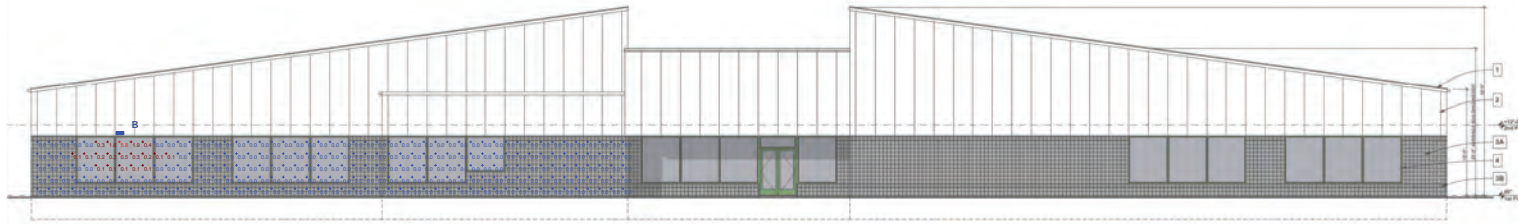
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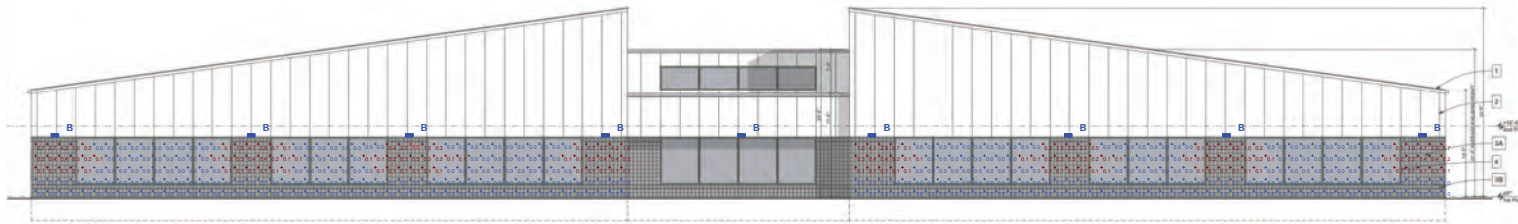
**Plan View - NORTH**  
Scale - 1" = 10ft



**Plan View - SOUTH**  
Scale - 1" = 10ft



**Plan View - EAST**  
Scale - 1" = 10ft



**Plan View - WEST**  
Scale - 1" = 10ft



### D-Series Size 0 LED Area Luminaire

**Specifications**

- EPA: 0.64 LP
- Length: 16.5"
- Width: 14.0"
- Height HT: 2.3"
- Height MD: 2.4"
- Height: 23.5"

**Introduction**

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life, luminaire.

The photometric performance results in areas with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

**Ordering Information** EXAMPLE: DSX0 LED P6-40K 70CRI 730M MVOLT SFLA STR PIRNH DOB20

Code	Ordering Information	Options	Options	Options	Options	Options
DSX0	DSX0	DSX0	DSX0	DSX0	DSX0	DSX0
DSX0	DSX0	DSX0	DSX0	DSX0	DSX0	DSX0

**Warranty**

**Accessories**

**Notes**

**LITHONIA LIGHTING** COMMERCIAL DIVISION

### LITHONIA LIGHTING

#### FEATURES & SPECIFICATIONS

**INTRODUCTION** - Designed for mounting on walls, ceilings and in areas where a high quality light fixture is required. The LDN6 is a high performance, high efficacy, long-life, luminaire.

**DESCRIPTION** - The LDN6 is a high performance, high efficacy, long-life, luminaire. It is designed for mounting on walls, ceilings and in areas where a high quality light fixture is required.

**Specifications**

- Length: 16.5"
- Width: 14.0"
- Height: 2.3"

**Introduction**

The LDN6 is a high performance, high efficacy, long-life, luminaire. It is designed for mounting on walls, ceilings and in areas where a high quality light fixture is required.

**Ordering Information** EXAMPLE: LDM6 LED P6-40K 70CRI 730M MVOLT SFLA STR PIRNH DOB20

Code	Ordering Information	Options	Options	Options	Options	Options
LDM6	LDM6	LDM6	LDM6	LDM6	LDM6	LDM6
LDM6	LDM6	LDM6	LDM6	LDM6	LDM6	LDM6

**Warranty**

**Accessories**

**Notes**

**LITHONIA LIGHTING** COMMERCIAL DIVISION

### WDGE2 LED Architectural Wall Sconce Precision Refractive Optic

**Specifications**

- Depth (D1): 2"
- Depth (D2): 1.31"
- Height: 9"
- Width: 11.51"
- Height: 13.5"

**Introduction**

The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a variety of architectural shapes that blends with any architecture. The clean, modern design comes in four sizes with lenses providing a true-to-scale solution. Embedded with high-efficiency LED technology, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 180V cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

**Ordering Information** EXAMPLE: WDGE2 LED P6-40K 60CRI VF MVOLT SIM DOB20

Code	Ordering Information	Options	Options	Options	Options	Options
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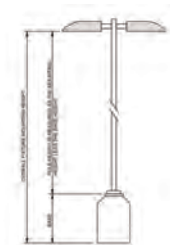
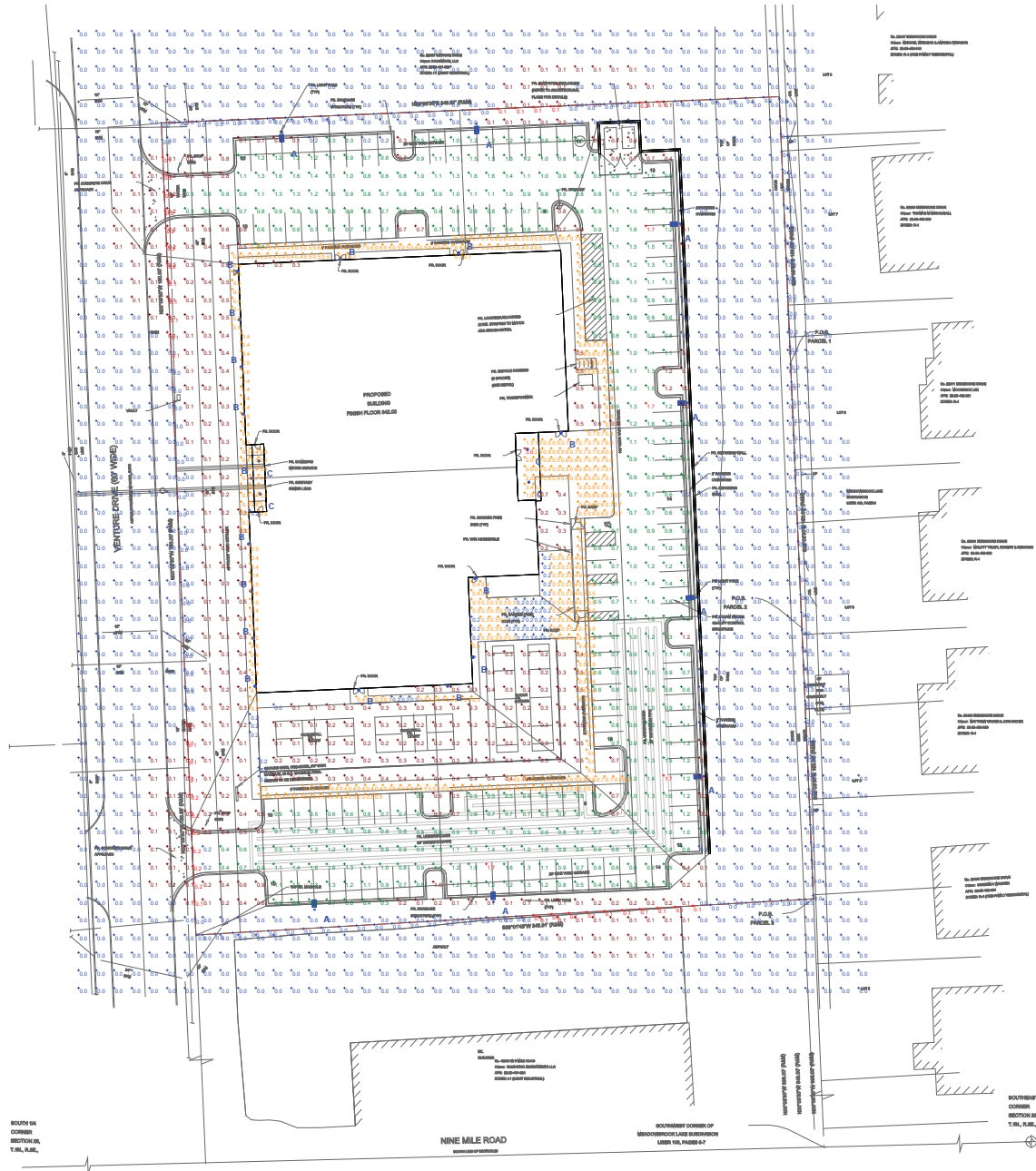
**Warranty**

**Accessories**

**Notes**

**LITHONIA LIGHTING** COMMERCIAL DIVISION





Symbol	Label	QTY	Manufacturer	Description	Lamp	CRI	Controls	Mounting Height
	A	8	Lithonia Lighting	D-Series Slim 0 Area Luminaire 4000K	LED	80	Acuity night	25'-0"
	B	16	Lithonia Lighting	ROD1 LED WALL PACK 4000K	LED	80	Acuity night	10'-6"
	C	4	Lithonia Lighting	MIN LED DOWNLIGHT 4000K	LED	80	Acuity night	10'-0"

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING LOT	+	0.9 f.c.	1.7 f.c.	0.2 f.c.	8.5:1	4.5:1	0.5:1
PROPERTY LINE	+	0.0 f.c.	0.2 f.c.	0.0 f.c.	N/A	N/A	0.0:1
SIDEWALKS	+	0.5 f.c.	3.6 f.c.	0.2 f.c.	18.0:1	2.5:1	0.1:1

- General Note**
- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
  - SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
  - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0'
  - CLUB HOURS OF OPERATION: 8 AM TO 11 PM 7 DAYS A WEEK.
  - RESTAURANT HOURS OF OPERATION: NOON TO 10 PM 7 DAYS A WEEK.
  - 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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**Alternates Note**  
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**Ordering Note**  
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**Drawing Note**  
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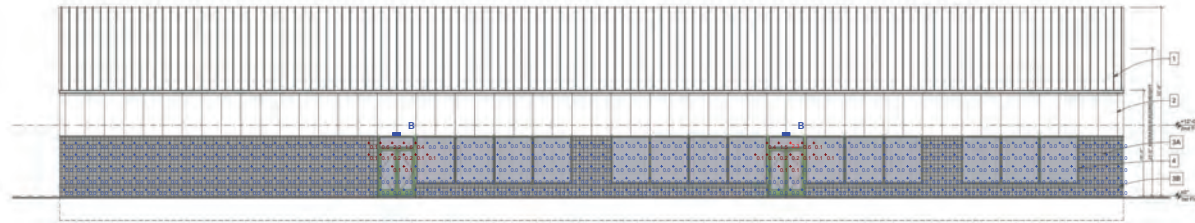
**Plan View**  
 Scale - 1" = 30ft

BOUNDARY CORNER SECTION, T.M., R.M.,

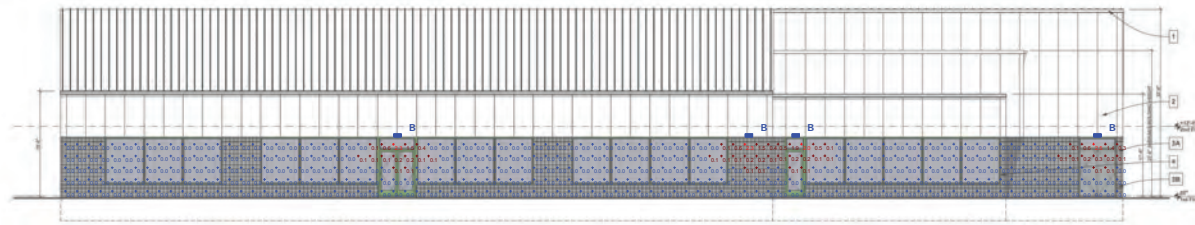
NINE MILE ROAD

SOUTHWEST CORNER OF MIDBOWEN/LANE SUBDIVISION UNDER THE PROPERTY

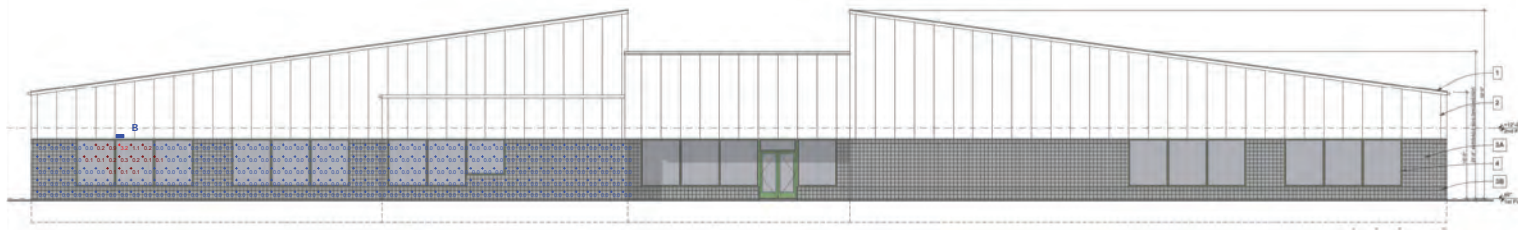
SOUTHWEST CORNER SECTION, T.M., R.M.,



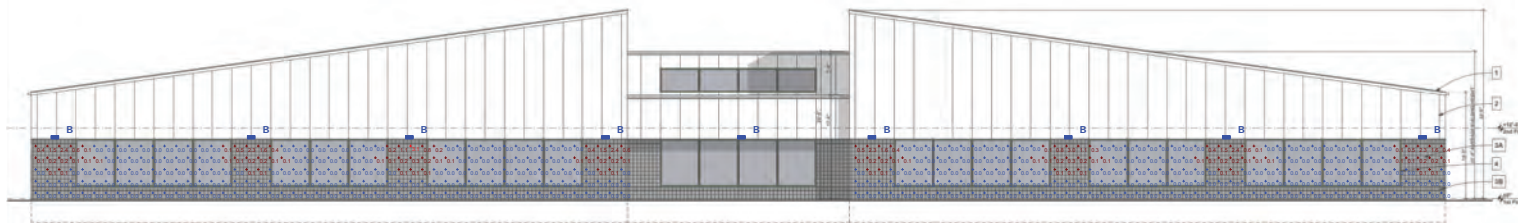
**Plan View - NORTH**  
Scale - 1" = 10ft



**Plan View - SOUTH**  
Scale - 1" = 10ft



**Plan View - EAST**  
Scale - 1" = 10ft



**Plan View - WEST**  
Scale - 1" = 10ft

### D-Series Size 0 LED Area Luminaire

**Specifications**

- EPA: 0.64 LP
- Length: 16.5" (418mm)
- Width: 14.0" (354mm)
- Height HT: 2.3" (58mm)
- Height HD: 2.4" (61mm)
- Height: 23.5" (597mm)

**Ordering Information**

EXAMPLE: DSX0 LED P6-40K 70CRI T3M MVOLT SFA NLAIR2 PIRN9 DOB20

Code	Brand/Model	Power (W)	Color Temp (K)	Beam Spread (deg)	Mounting	Finish	Notes
DSX0	DSX0	40	4000	60	Recessed	White	
P1	PI	100	5000	60	Surface	White	
P2	PI	100	4000	60	Surface	White	
P3	PI	100	3000	60	Surface	White	

**Introduction**

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life, luminaire.

The photometric performance results in areas with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

### LITHONIA LIGHTING

#### FEATURES & SPECIFICATIONS

**INTRODUCTION** - Designed for mounting in areas where glare control and uniformity are critical, the L6N6 is a high performance, high efficiency, long-life, luminaire.

**DESCRIPTION** - The L6N6 is a high performance, high efficiency, long-life, luminaire. It is designed for mounting in areas where glare control and uniformity are critical.

**APPLICATIONS** - The L6N6 is ideal for use in areas where glare control and uniformity are critical, such as in retail stores, offices, and public buildings.

**INSTALLATION** - The L6N6 is designed for easy installation. It is a surface mount luminaire and can be installed in a variety of locations.

**WARRANTY** - Lutron Lighting warrants the L6N6 luminaire to be free from defects in materials and workmanship for a period of five (5) years.

**LEDN6**

6" Open and Wallwash LED  
New Construction Downlight

**Specifications**

- Length: 6.0" (152mm)
- Width: 6.0" (152mm)
- Height: 1.5" (38mm)
- Weight: 1.5 lbs (0.7 kg)

**Ordering Information**

EXAMPLE: LEDN6 LED P6-40K 70CRI T3M MVOLT SFA NLAIR2 PIRN9 DOB20

Code	Brand/Model	Power (W)	Color Temp (K)	Beam Spread (deg)	Mounting	Finish	Notes
LEDN6	LEDN6	40	4000	60	Recessed	White	

### WEDGE2 LED Architectural Wall Sconce Precision Refractive Optic

**Specifications**

- Depth (D1): 2.0"
- Depth (D2): 1.31"
- Height: 9"
- Width: 11.51"
- Height: 13.5 lbs

**Introduction**

The WEDGE2 family is designed to meet specifier's every wall-mounted lighting need in a variety of architectural shapes that blends with any architecture. The clean, modern design comes in four sizes with lenses providing a true-to-scale solution. Embedded with high-precision AR coatings, the WEDGE2 family provides additional energy savings and code compliance.

WEDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 180V cold temperature option, the WEDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

**Ordering Information**

EXAMPLE: WEDGE2 LED P3-40K 60CRI VF MVOLT SIM DOB20

Code	Brand/Model	Power (W)	Color Temp (K)	Beam Spread (deg)	Mounting	Finish	Notes
WEDGE2	WEDGE2	40	4000	60	Surface	White	

DRAWING PATH: J:\IN\DESIGN\INT\03-04-2017 Standards and Details\WG\Water.dwg Plot: 15\_2016-2018.dwg

**INVERTS TO BE MAINTAINED**

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APPROXIMATE TOTAL INVERTS: 120

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

**INVERTS TO BE MAINTAINED**

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APPROXIMATE TOTAL INVERTS: 120

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

**INVERTS TO BE MAINTAINED**

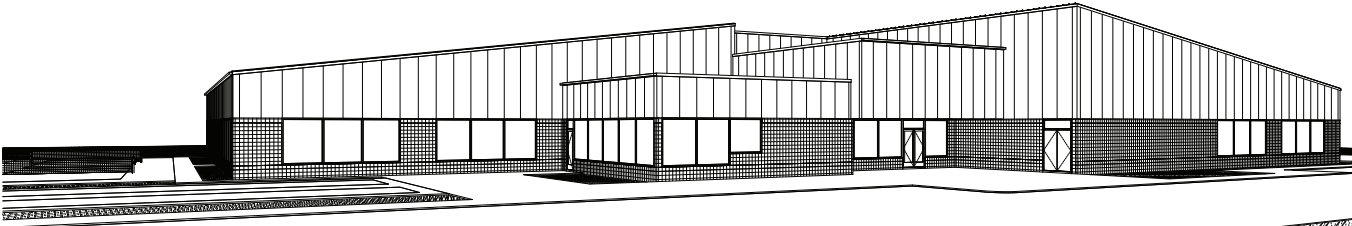
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64				

# PICKLEBALL NOVI - PRELIMINARY SITE PLAN

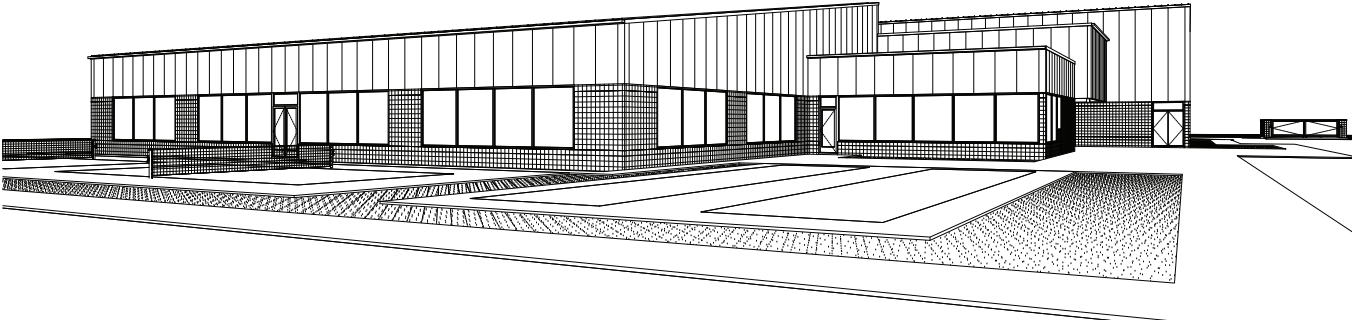
NOVI, MICHIGAN

**SHEET INDEX**

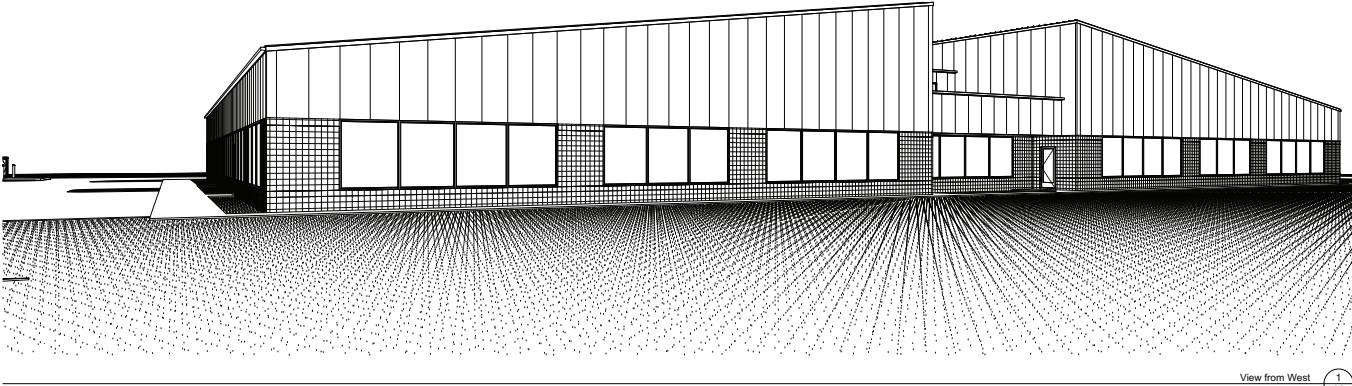
- A0 Cover Sheet, Drawing Index, 3D Views
- A1 First Floor Plan
- A2 Second Floor Plan
- A3 Exterior Elevations with Material Colors
- A4 Exterior Elevations with Material Colors
- A5 Building Sections
- A6 Architectural Site Details
- A7 Roof Plan, Study Section



View from East 3  
A0



View from South 2  
A0



View from West 1  
A0

PROJECT LOCATION:  
Part of the SE, 1/4 of  
Section 26, T.1N., R.6E.,  
City of Novi,  
Oakland County, MI

PRELIMINARY SITE  
PLAN SUBMITTAL: 05-22-2023



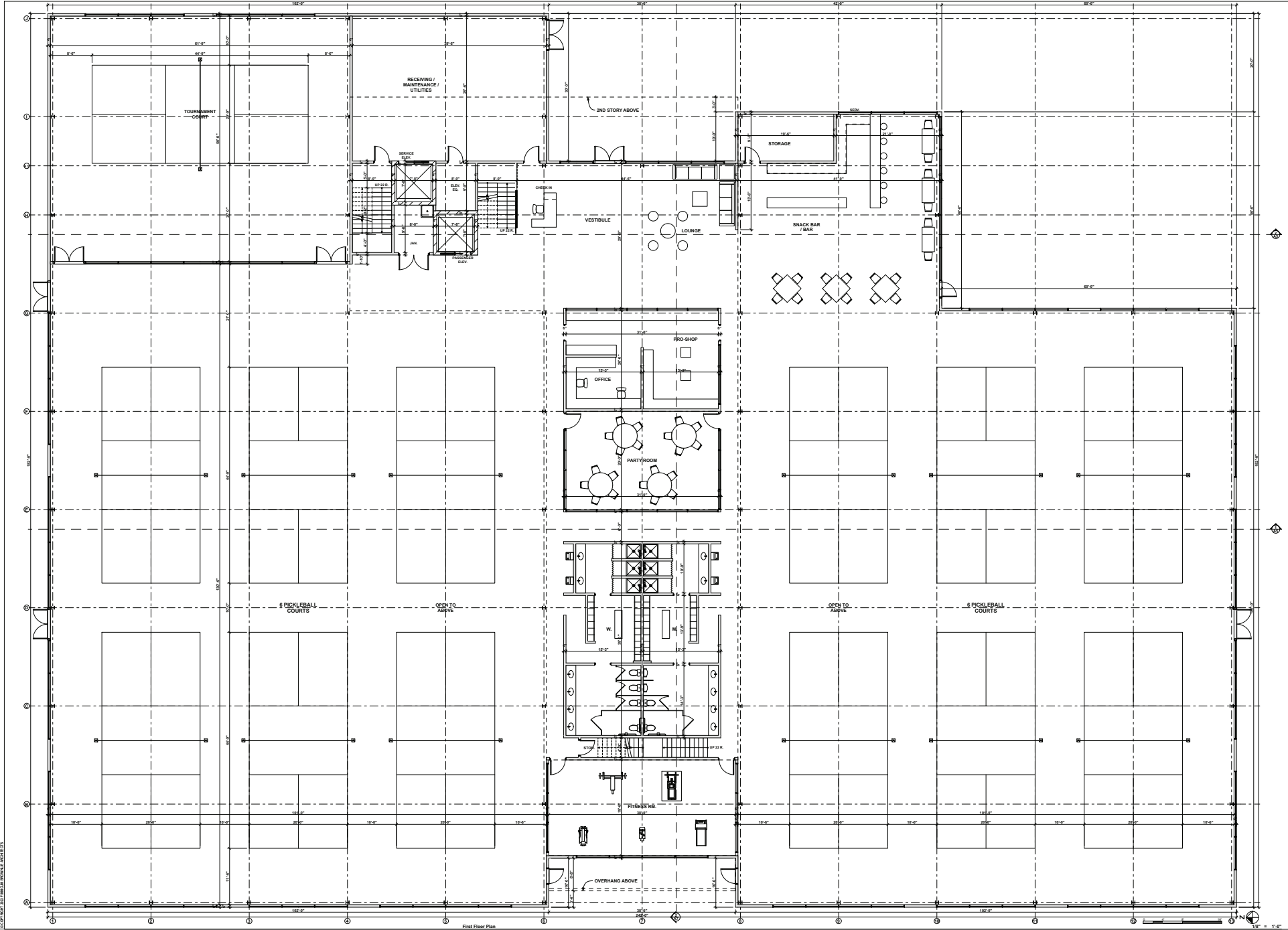
**FINNICUM  
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ARCHITECTS**

25885 GERMAN MILL  
FRANKLIN, MI 48025  
248 851 5022

PROJECT: **PICKLEBALL NOVI - PRELIMINARY SITE PLAN**  
VENTURE DRIVE  
NOVI, MICHIGAN

TITLE: **Cover Sheet, Drawing Index, 3D Views**

SHEET NO.  
**A0**



PROJECT LOCATION:  
 Part of the SE 1/4 of  
 Section 26, T.1N., R.6E.,  
 City of Novi,  
 Oakland County, MI

PRELIMINARY SITE  
 PLAN SUBMITTAL: 05-22-2023



**FINNICUM  
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 ARCHITECTS**  
 25885 GERMAN MILL  
 FRANKLIN, MI 48025  
 248 851 5022

PROJECT:  
**PICKLEBALL NOVI - PRELIMINARY SITE PLAN**  
 VENTURE DRIVE  
 NOVI, MICHIGAN

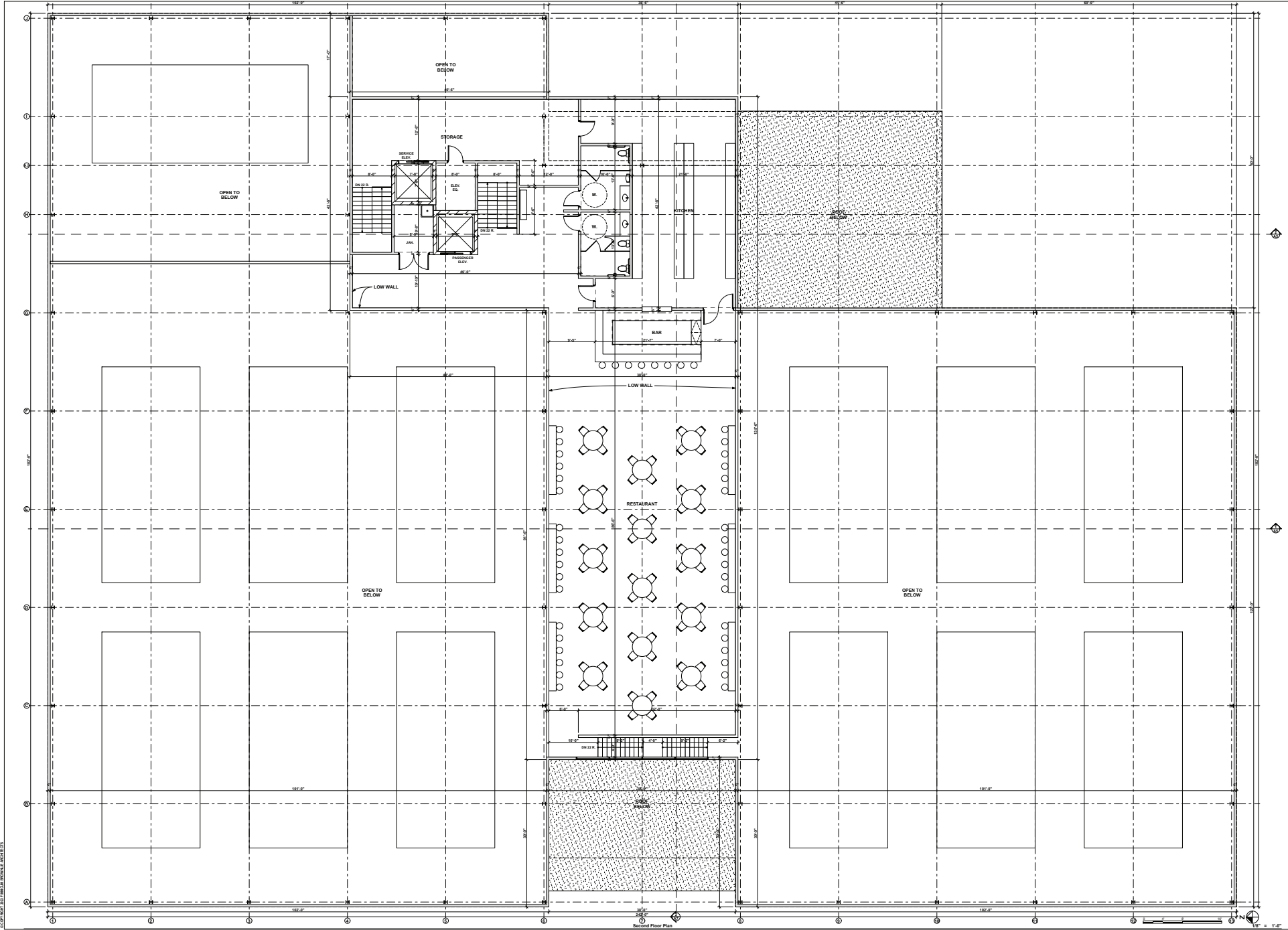
TITLE:  
**First Floor Plan**

SHEET NO.  
**A1**

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First Floor Plan

1/8" = 1'-0"



PROJECT LOCATION:  
 Part of the SE. 1/4 of  
 Section 26, T.1N., R.6E.,  
 City of Novi,  
 Oakland County, MI

PRELIMINARY SITE  
 PLAN SUBMITTAL: 05-22-2023

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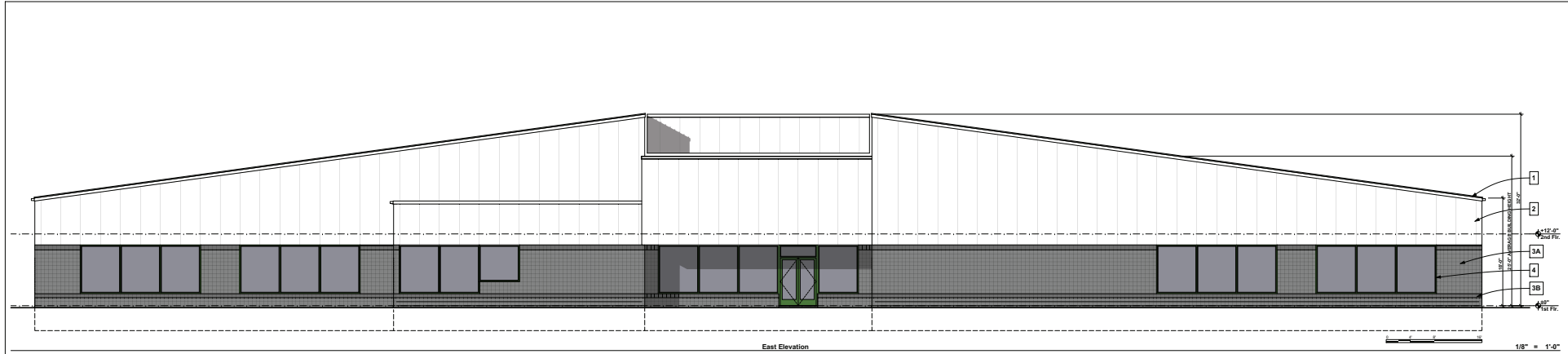
25885 GERMAN MILL  
 FRANKLIN, MI 48025  
 248 851 5022

PROJECT: **PICKLEBALL NOVI - PRELIMINARY SITE PLAN**  
 VENTURE DRIVE  
 NOVI, MICHIGAN

TITLE: **Second Floor Plan**

SHEET NO.  
**A2**

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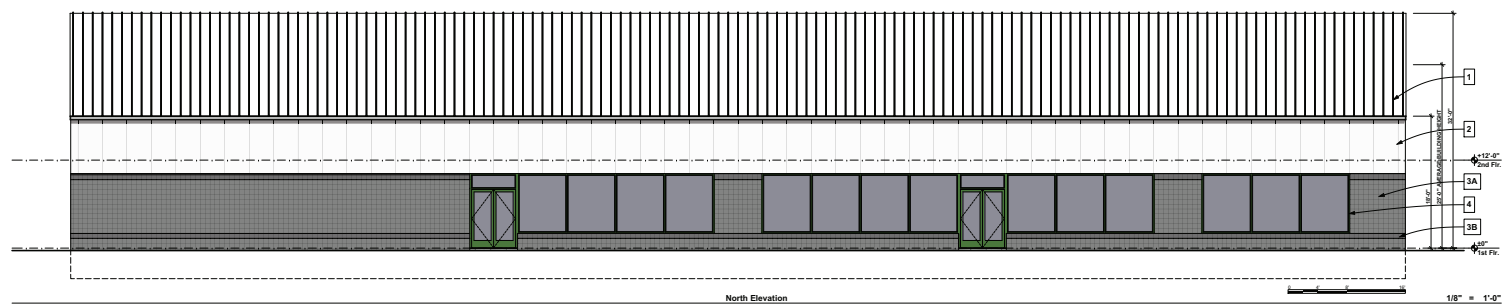
East Elevation

PROJECT LOCATION:  
Part of the SE, 1/4 of  
Section 26, T.1N., R.8E.,  
City of Novi,  
Oakland County, MI

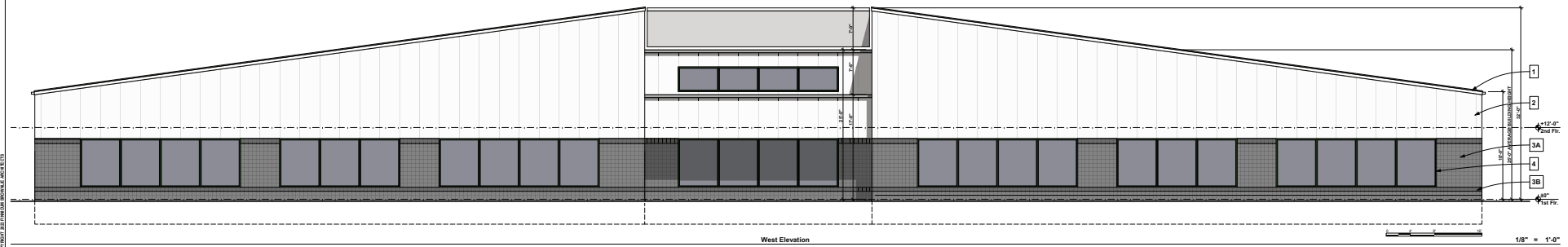
PRELIMINARY SITE  
PLAN SUBMITTAL: 05-22-2023



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248 851 5022



North Elevation



West Elevation

PROJECT: **PICKLEBALL NOVI - PRELIMINARY SITE PLAN**  
VENTURE DRIVE  
NOVI, MICHIGAN  
TITLE: Exterior Elevations with Material Colors

SHEET NO.  
**A3**

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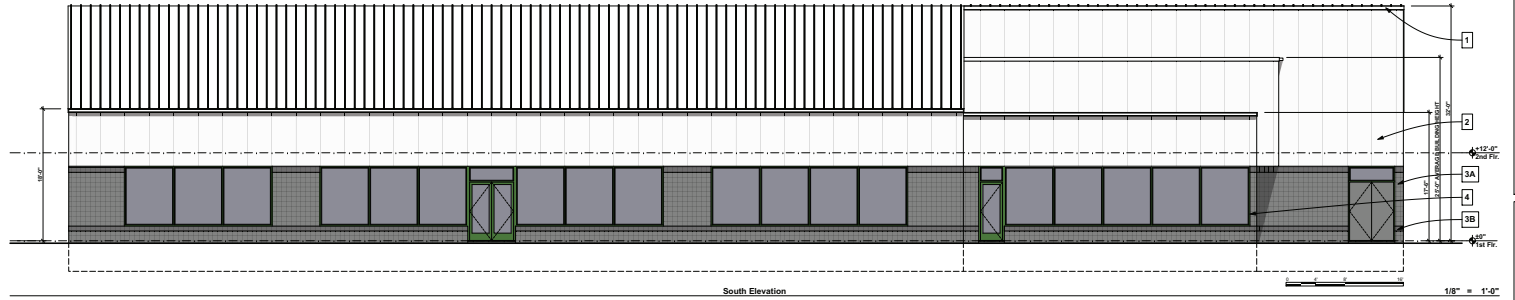
PROJECT LOCATION:  
Part of the SE. 1/4 of  
Section 26, T.1N., R.8E.,  
City of Novi,  
Oakland County, MI

PRELIMINARY SITE  
PLAN SUBMITTAL: 05-22-2023

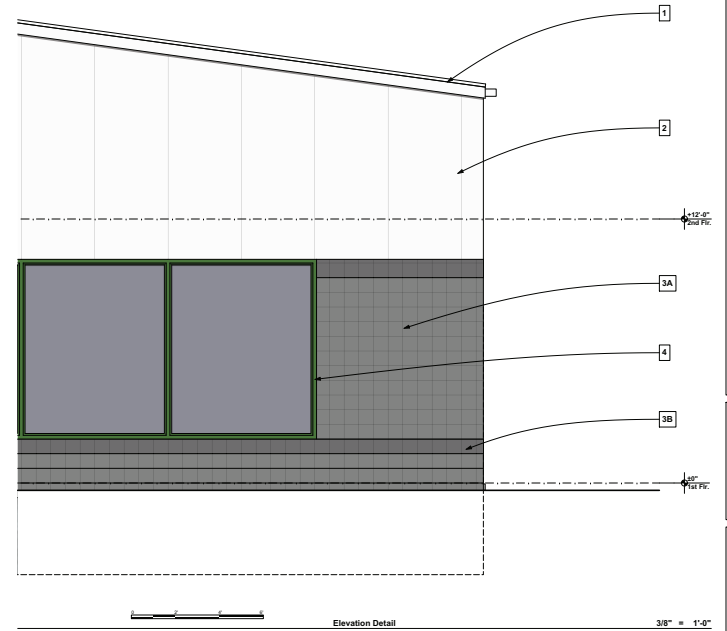


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248 851 5022



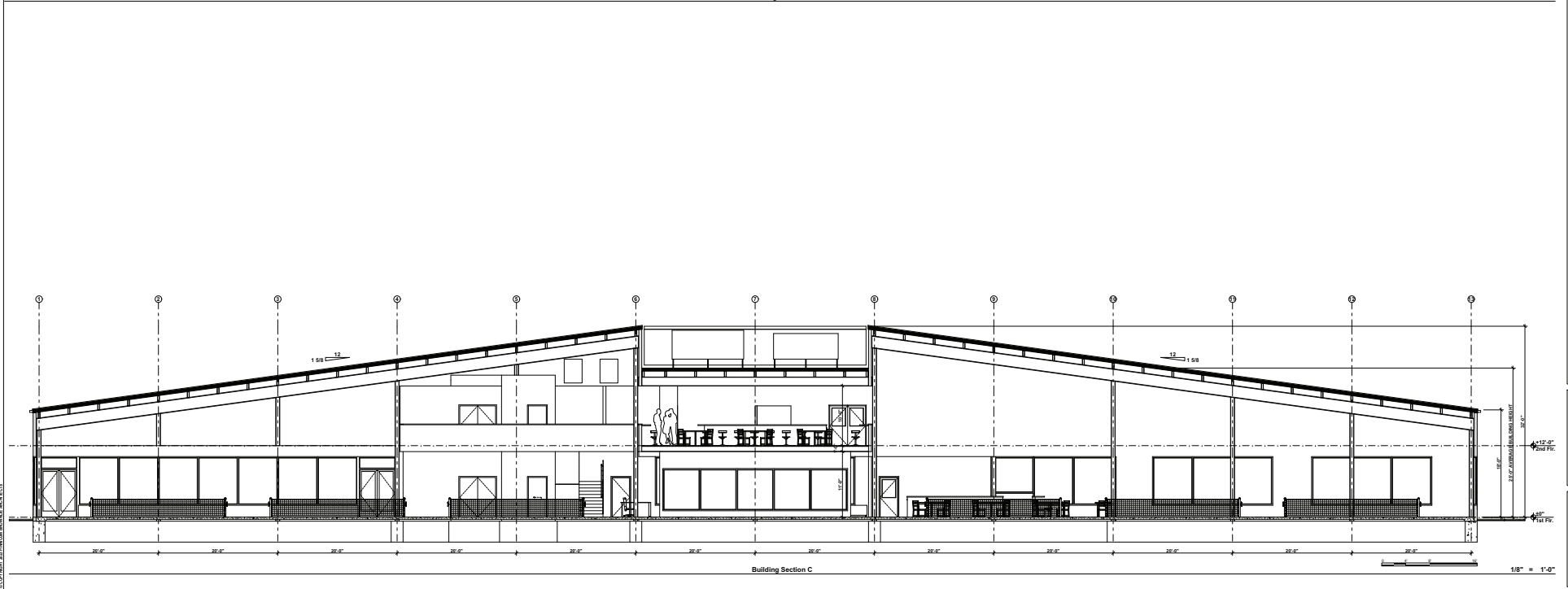
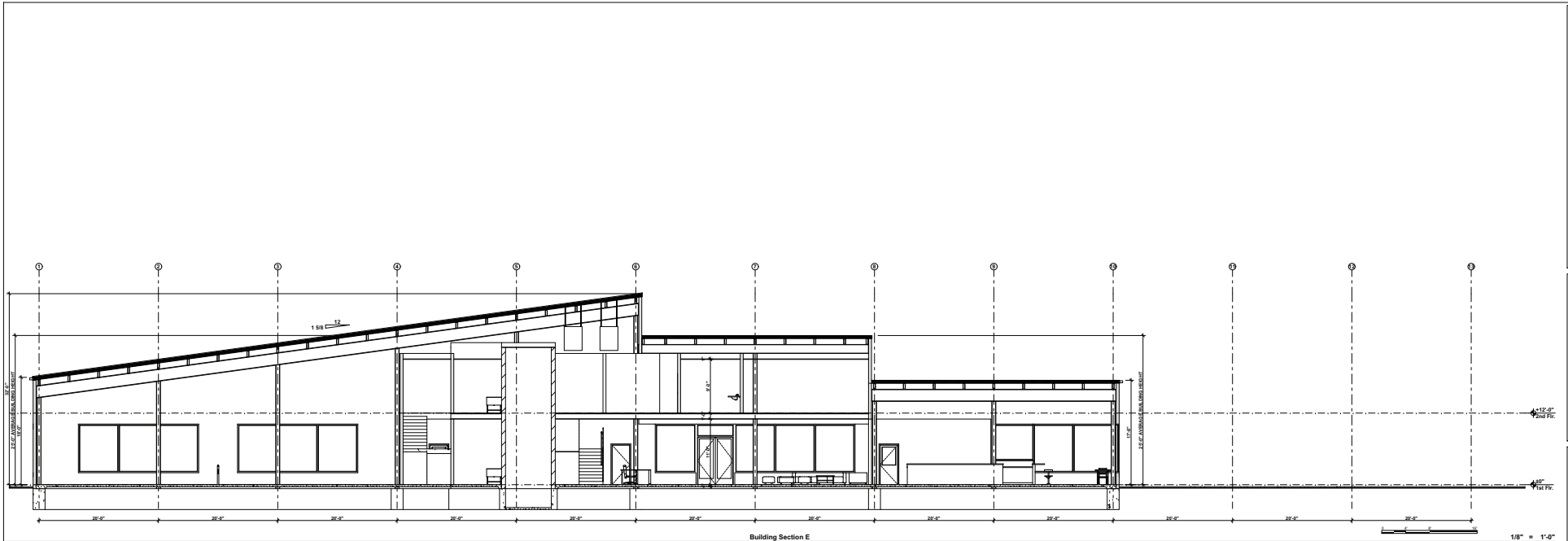
FACADE MATERIAL SCHEDULE					
ITEM	NO.	MATERIAL	SPECIFICATION	COLOR	% OF FACADE
ROOF	1	INSULATED METAL PANEL	GREEN SPAN PROFILES / McELROY METAL  RIDGELINE ROOF PANEL, STANDING SEAM ROOF, 5" THICK, 26 GAGE GALVALUME. EXTERIOR SMOOTH, INTERIOR EMBOSSED 42" WIDE.	REGAL WHITE II STANDARD GLOSS  SILICONIZED POLYESTER	ALL ROOFS BELOW 3:12 SLOPE.
SIDING	2	INSULATED METAL PANEL	GREEN SPAN PROFILES / McELROY METAL  IMPRESSION IMP. 2 1/2" THICK x 40" WIDE, EXTERIOR EMBOSSED, INTERIOR EMBOSSED. POLYISOCYANURATE INSULATING FOAM - R8 / INCH.	REGAL WHITE II STANDARD GLOSS  SILICONIZED POLYESTER	WEST: 75% NORTH: 57% EAST: 70% SOUTH: 74%
MASONRY	3A	CONCRETE MASONRY UNITS	GRAND BLANC CEMENT PRODUCTS  CONCRETE MASONRY UNITS: 9"X19"X18", SCORED AT 8", STACKED BOND.	WALL FIELD: CHARCOAL SPLITFACE  ACCENT: CHARCOAL BURNISHED	WEST: 25% NORTH: 43% EAST: 30% SOUTH: 26%
	3B	CONCRETE MASONRY UNITS			
CURTAIN-WALL	4	ALUMINUM & GLASS	KAWNEER 601UT FRAMING SYSTEM  2"x6" FRAME, 1" GLAZING, PERMACOAT FINISH (POWDER COAT).	INTERSTATE GREEN	AREAS OF VISION GLASS AND OPERABLE DOORS EXCLUDED FROM ALL CALCULATIONS.



PROJECT: PICKLEBALL NOVI - PRELIMINARY SITE PLAN  
VENTURE DRIVE  
NOVI, MICHIGAN

TITLE: Exterior Elevations with Material Colors

SHEET NO.  
**A4**



PROJECT LOCATION:  
 Part of the SE 1/4 of  
 Section 26, T.1N., R.6E.,  
 City of Novi,  
 Oakland County, MI

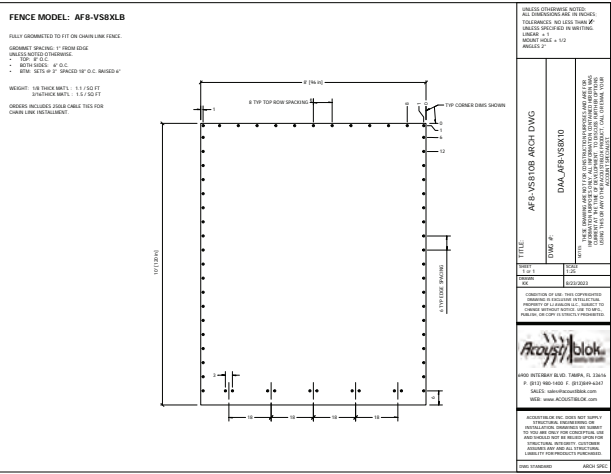
PRELIMINARY SITE  
 PLAN SUBMITTAL: 05-22-2023

  
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 ARCHITECTS**  
 25885 GERMAN MILL  
 FRANKLIN, MI 48025  
 248 851 5022

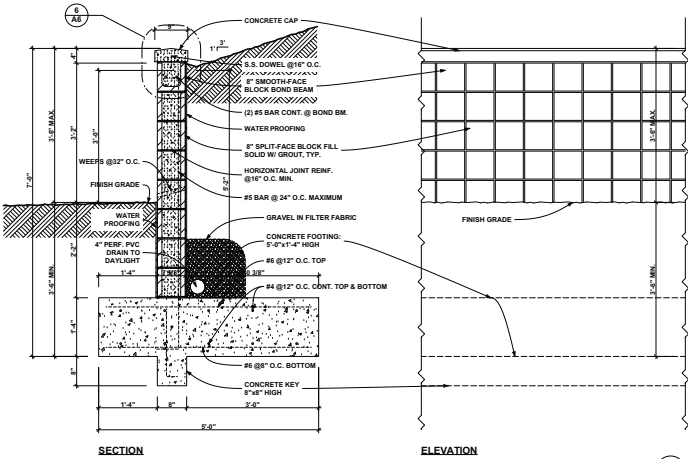
PROJECT: **PICKLEBALL NOVI - PRELIMINARY SITE PLAN**  
 VENTURE DRIVE  
 NOVI, MICHIGAN  
 TITLE: **Building Sections**

SHEET NO.  
**A5**

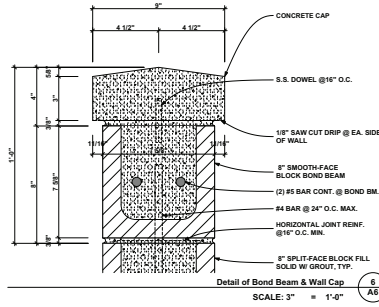
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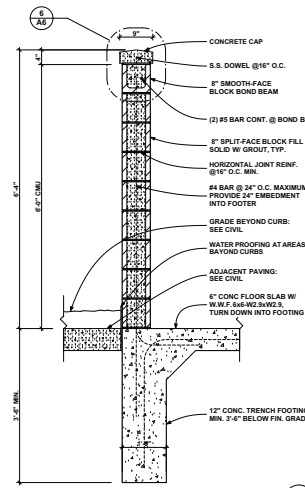
Acoustic Fence Detail (STC 28) 8 A6



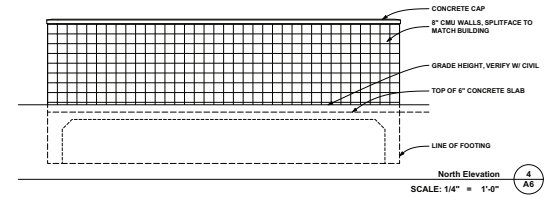
Retaining Wall Detail 7 A6  
SCALE: 3/4\"/>



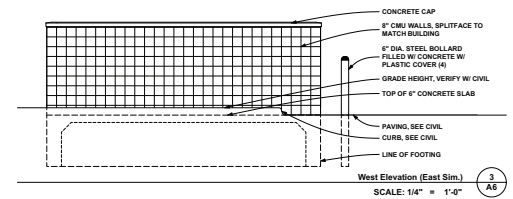
Detail of Bond Beam & Wall Cap 6 A6  
SCALE: 3\"/>



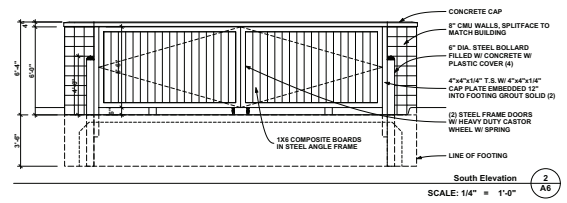
Enclosure Wall Section 5 A6  
SCALE: 3/4\"/>



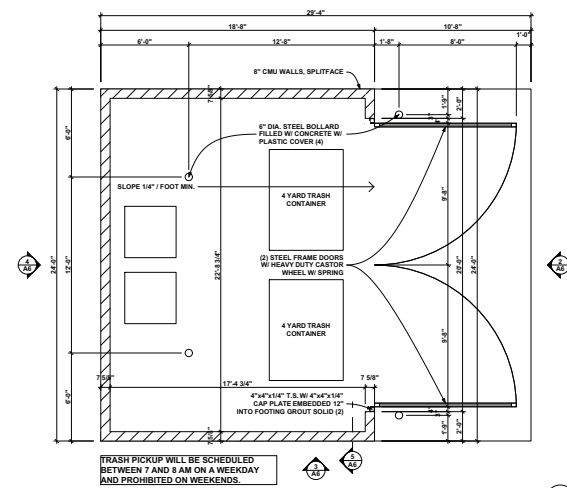
North Elevation 4 A6  
SCALE: 1/4\"/>



West Elevation (East Sim.) 3 A6  
SCALE: 1/4\"/>



South Elevation 2 A6  
SCALE: 1/4\"/>



Trash Enclosure Plan 1 A6  
SCALE: 1/4\"/>

PROJECT LOCATION:  
Part of the SE, 1/4 of  
Section 26, T.1N., R.8E.,  
City of Novi,  
Oakland County, MI

SHEET ADDD: 08-29-2023



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248 851 5022

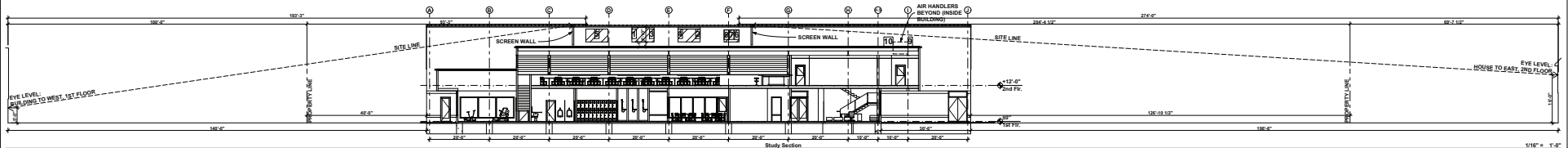
PROJECT: PICKLEBALL NOVI - PRELIMINARY SITE PLAN  
VENTURE DRIVE  
NOVI, MICHIGAN

TITLE: Architectural Site Details

SHEET NO.  
**A6**

PROJECT LOCATION:  
Part of the SE, 1/4 of  
Section 26, T.1N., R.6E.,  
City of Novi,  
Oakland County, MI

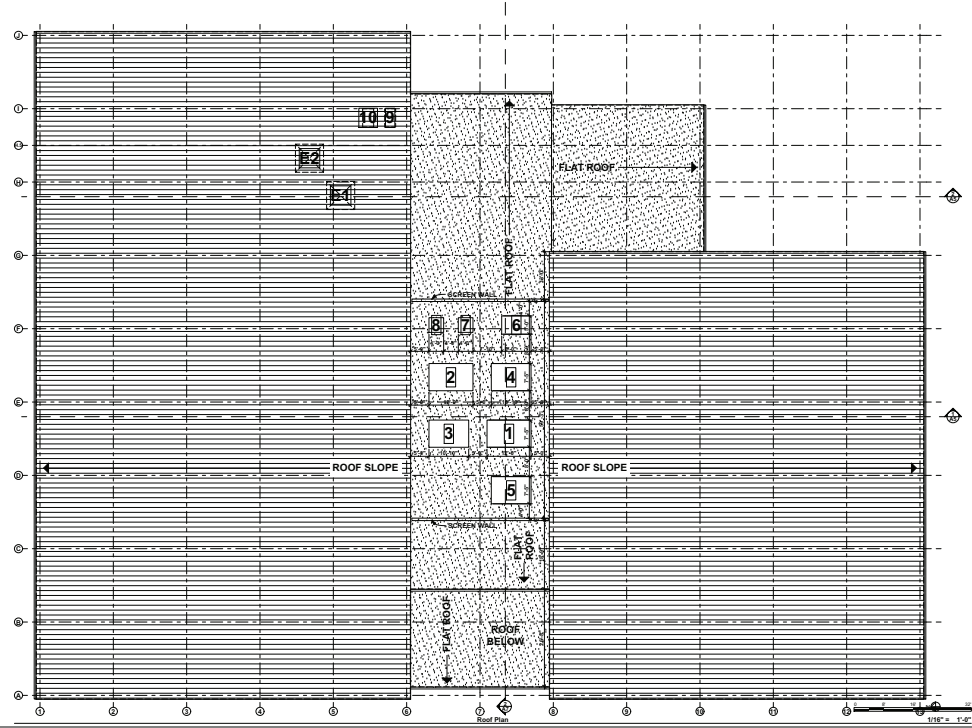
SHEET ADDRESS: 08-29-2022



NO	UNIT	DESCRIPTION	AREAS SERVED	SIZE
1	RTU1	Roof Top Unit: 20T Package.	North Courts and Snack Bars.	12'x7'-5"x4'-10" h.
2	RTU2	Roof Top Unit: 20T Package.	South Courts and Tournament Court.	12'x7'-5"x4'-10" h.
3	RTU 3	Roof Top Unit: 15T Package.	First Floor Core.	10'-10"x7'-5"x4'-3 1/2" h.
4	RTU 4	Roof Top Unit: 15T Package.	Restaurant.	10'-10"x7'-5"x4'-3 1/2" h.
5	RTU 5	Roof Top Unit: 15T Package.	Kitchen.	10'-10"x7'-5"x4'-3 1/2" h.
6	MAU	Makeup Air Unit.	Kitchen Makeup Air Unit.	8'x5'x4' h.
7	C1	Condenser Unit.	Elevator Core.	4'x4'x4' h.
8	C2	Condenser Unit.	Maintenance.	4'x4'x4' h.
9	AH	Air Handler.	Elevator Core.	5'x3'x4' h.
10	AH	Air Handler.	Maintenance.	5'x3'x4' h.
E1	Elevator 1		Public Elevator.	
E2	Elevator 2		Service Elevator.	

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248 851 5022



PROJECT: PICKLEBALL NOVI - PRELIMINARY SITE PLAN  
VENTURE DRIVE  
NOVI, MICHIGAN

TITLE: Roof Plan, Study Section

SHEET NO.  
**A7**

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# FENCE MODEL: AF8-VS8XLB

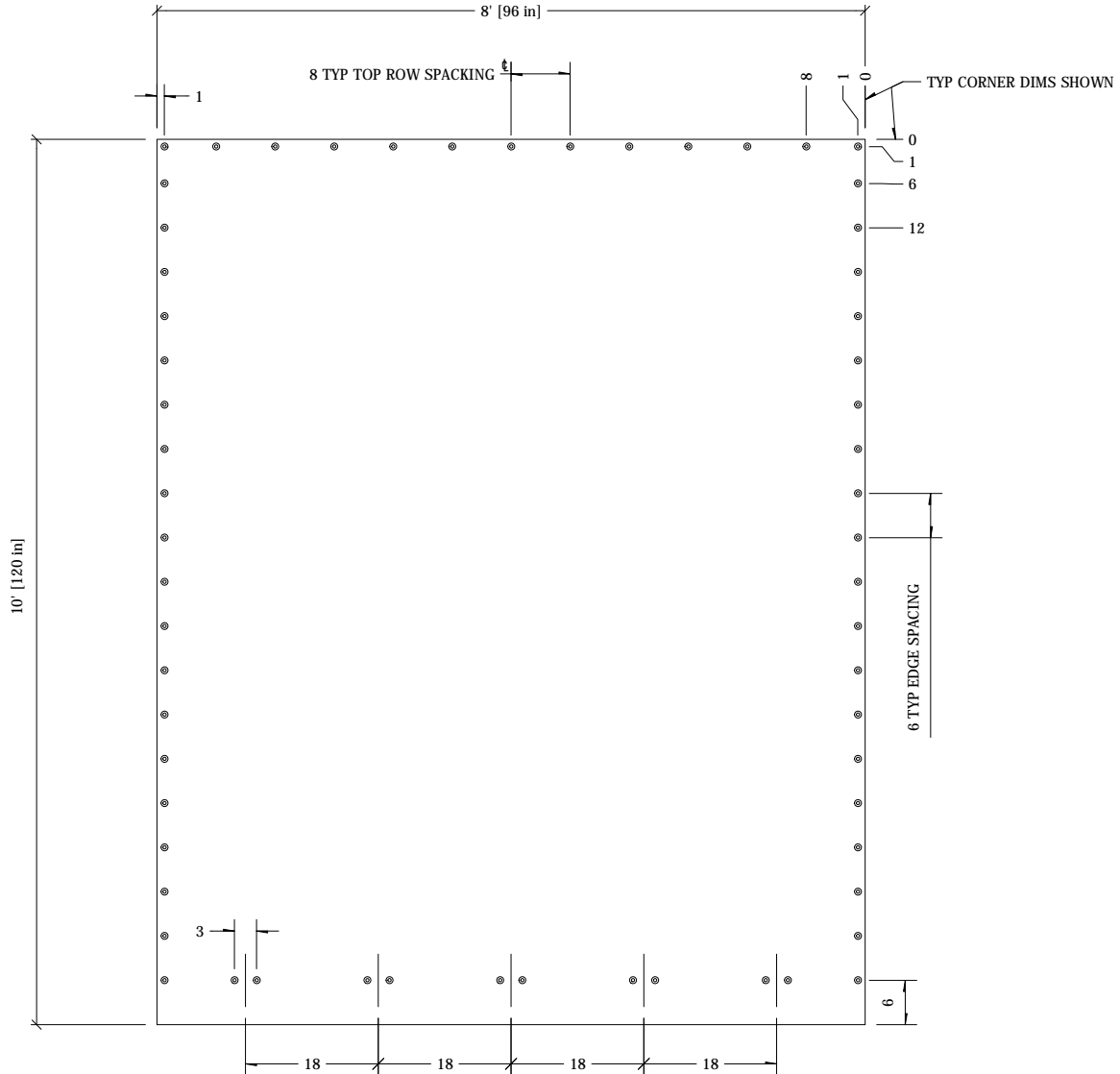
FULLY GROMMETED TO FIT ON CHAIN LINK FENCE.

GROMMET SPACING: 1" FROM EDGE  
UNLESS NOTED OTHERWISE.

- TOP: 8" O.C.
- BOTH SIDES: 6" O.C.
- BTM: SETS @ 3" SPACED 18" O.C. RAISED 6"

WEIGHT: 1/8 THICK MAT'L : 1.1 / SQ FT  
3/16THICK MAT'L : 1.5 / SQ FT

ORDERS INCLUDES 250LB CABLE TIES FOR  
CHAIN LINK INSTALLMENT.



UNLESS OTHERWISE NOTED:  
ALL DIMENSIONS ARE IN INCHES:  
TOLERANCES NO LESS THAN 1/2"  
UNLESS SPECIFIED IN WRITING.  
LINEAR ± 1  
MOUNT HOLE ± 1/2  
ANGLES 2°

TITLE: AF8-VS810B ARCH DWG

DWG #: DAA\_AF8-VS8X10

NOTES:  
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INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS  
CURRENT AT THE TIME OF DEVELOPMENT. TO DISCUSS FURTHER OPTIONS  
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SHEET 1 OF 1	SCALE 1:25
DRAWN KK	8/23/2023

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ASSUMES ANY AND ALL STRUCTURAL  
LIABILITY FOR PRODUCTS PURCHASED.

FAÇADE MATERIAL SAMPLES & RENDERINGS

---











1

2



4

3b

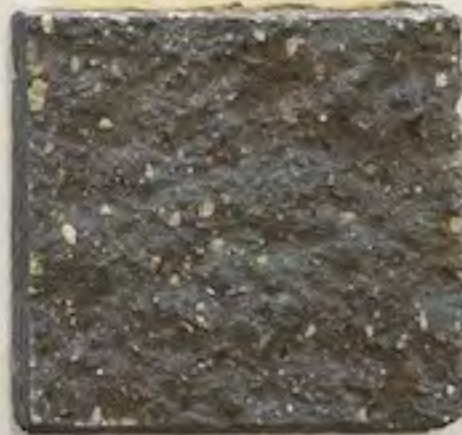


**PICKLEBALL NOVI**  
**JSP23 - 15**  
 FINICUM BROWNIE ARCHITECTS  
 (248) 967 + 8883  
 NOWAK & FRAUS ENGINEERS  
 (248) 332 + 7831

FACADE MATERIAL SCHEDULE

ITEM	NO.	MATERIAL	SPECIFICATION	COLOR	% OF FACADE
ROOF	1	ROOFING	...	...	...
WALL	2	...	...	...	...
WALL	3	...	...	...	...
WALL	4	...	...	...	...
WALL	5	...	...	...	...
WALL	6	...	...	...	...
WALL	7	...	...	...	...
WALL	8	...	...	...	...
WALL	9	...	...	...	...
WALL	10	...	...	...	...
WALL	11	...	...	...	...
WALL	12	...	...	...	...
WALL	13	...	...	...	...
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WALL	45	...	...	...	...
WALL	46	...	...	...	...
WALL	47	...	...	...	...
WALL	48	...	...	...	...
WALL	49	...	...	...	...
WALL	50	...	...	...	...

3a



## PLANNING REVIEW

---



# PLAN REVIEW CENTER REPORT

May 22, 2024

## Planning Review

Pickleball Novi

JSP 23-15

### PETITIONER

Pickleball Novi

### REVIEW TYPE

2<sup>nd</sup> Revised Preliminary Site Plan

### PROPERTY CHARACTERISTICS

<b>Section</b>	26	
<b>Site Location</b>	North of Nine Mile Road, East of Novi Road; 22650-22750 Venture Drive	
<b>Site School District</b>	Novi Community Schools	
<b>Site Zoning</b>	I-1: Light Industrial District	
<b>Adjoining Zoning</b>	North	I-1: Light Industrial District
	East	R-4: One Family Residential
	West	I-1: Light Industrial District
	South	I-1: Light Industrial District
<b>Current Site Use</b>	Vacant	
<b>Adjoining Uses</b>	North	Vacant
	East	Single Family Homes
	West	Light Industrial
	South	Light Industrial
<b>Site Size</b>	3.65 acres	
<b>Plan Date</b>	March 20, 2024	

### PROJECT SUMMARY

The applicant is proposing a new 45,000 square foot, 1.5 story recreational building with accessory uses including a restaurant/bar, Pro Shop, party room, and snack bar. The site is located east of Novi Road and north of Nine Mile Road, on the east side of Venture Drive. The site is zoned for Light Industrial Use (I-1), and the future land use map indicates Industrial Research Development Technology.

### RECOMMENDATION

**Planning recommends approval of the revised Preliminary Site Plan, with the condition that the required waivers and variances are approved by the Planning Commission or Zoning Board of Appeals, as applicable.** The plan mostly conforms to the requirements of the Zoning Ordinance, with deviations identified below. Planning Commission approval of the Special Land Use permit, Preliminary Site Plan, Woodland Permit and Stormwater Management Plan is required. All reviewers are now recommending approval.

### SPECIAL LAND USE CONSIDERATIONS

In the I-1 District, Private indoor and outdoor recreational facilities require Special Land Use approval (Section 6.2.C) when adjacent to residential zoning districts. Section 6.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of a Special Land Use Permit request:

1. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, accel/decel lanes off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
2. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area.
3. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
4. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
5. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
6. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
7. Whether, relative to other feasible uses of the site, the proposed use is:
  - a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
  - b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

The applicant has addressed the above considerations in their response letter.

### **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 address the items in **bold** below for the next submittal.

1. Noise Impact Statement (Sec. 5.14.10.B): A Noise Impact Statement is required for those uses requiring Special Lands Use approval when adjacent to residential uses in the I-1 District. The noise impact statement shall demonstrate that the completed structure and all activities associated with the structure and land use will comply with the standards in Table 5.14.10.A.ii at all times. **The applicant has provided a noise study prepared by Kolano and Saha Engineers dated July 31, 2023. The study utilized sound modeling to predict sound levels for delivery vehicles, as well as the outdoor pickleball courts. The stated hours of operation for the outdoor courts are 10 am to 8 pm, which are within the Day Time Hours as defined by the Zoning Ordinance (7am to 10pm). With the residential receiving zone to the east of the property, sound levels may not exceed 60 decibels at the property line during daytime hours. Exhibit 8 of the study shows that the outdoor pickleball sounds are expected to be 65 dB(A), exceeding the city's noise limit. Exhibit 9 of the study adds a 10-foot tall sound barrier to the east and south of the pickleball courts, which reduces the noise to below the daytime limit. Therefore, if the project is approved the 10-foot sound barrier would be required, and the outdoor courts could not be utilized after 8 pm.**
2. Restaurant Use (Sec. 3.14.5.C): Restaurant uses are not listed as a permitted Use in the I-1 District. "Eating and Drinking Establishments" are listed under "Uses which serve the limited needs of an industrial district," which are subject to special land use approval and subject to the conditions of Section 4.49. These uses are not permitted on sites adjacent to residential districts. Accessory uses, as defined in the Zoning Ordinance, include "Uses clearly incidental to a main use such as but not limited to offices of an industrial or commercial complex located on the site of the commercial or industrial complex." **The applicant makes the case that the restaurant use proposed is an accessory to the primary Indoor Recreation Facility. The size of the restaurant/bar/kitchen is 4,310 square feet, or approximately 10% of the total facility size. The Planning Commission will need to**

**make a determination whether the proposed restaurant use is “clearly incidental to, or customarily found in connection with, the principal use proposed.”**

3. Supportive Retail Uses: The floor plan shows a proposed Pro Shop, at 610 square feet, and a snack bar is 1,440 square feet. **It is staff’s opinion that these uses are considered customarily incident to the use as an indoor/outdoor recreation facility.**
4. Parking Setback (3.14.5.B): In the I-1 District, the minimum parking setback for parcels abutting a residential district is 100 feet. The applicant has proposed parking within 61 feet from the property line. **The Zoning Board of Appeals would need to approve a variance for the setback deficiency of 39 feet.**
5. Minimum Parking (Sec. 5.2): The minimum parking required for the uses proposed (15 pickleball courts, Office/Pro Shop, Restaurant, Snack Bar/Party Room, Fitness Room) is calculated to be 151 parking spaces. The applicant proposes 142 spaces. In this submittal the applicant has reduced building programming to reduce the required parking, and added 7 parking spaces to reduce the deficiency from 57 spaces to 9 spaces.

**The Zoning Board of Appeals would need to approve a variance to permit the deficiency of 9 parking spaces.**

6. Woodland Permit: As noted in the Woodland review letter, the applicant proposes to remove 90 regulated trees, requiring 176 replacement credits. The plan proposes 50 replacements to be planted on-site, with the remaining to be paid into the Tree Fund. **The applicant is encouraged to plant replacement credits on-site to the extent possible. All on-site replacements will be placed in a Conservation Easement to protect them permanently.**
7. Bike Parking (Sec. 5.16): The site plan shows 8 bike parking spaces proposed on the east side of the building. The Ordinance states that when 4 or more spaces are required, they should be placed to serve multiple entrances. The ordinance also states, “Bicycle parking facilities shall be located along the principal building entrance approach line and be clearly visible and easily accessible from the approach and building entrance being served.” **The applicant states that the bike racks are positioned near the only entrance that will be accessible to patrons of the club.**
8. Planning Chart: Please refer to the attached Planning Chart for additional comments to address in the next submittal.

## OTHER REVIEWS

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- a. Engineering Review: Engineering recommends **approval** of the Preliminary Site Plan and the **Stormwater Management Plans**. Additional comments to be addressed in the Final Site Plan submittal.
- b. Landscape Review: Landscape recommends **approval** of the Preliminary Site Plan, with the condition that Planning Commission approves the waiver for screening berm height. Additional comments to be addressed in the Final Site Plan submittal.
- c. Woodland Review: Woodland review recommends **approval**. Woodland permit is required for the removal of regulated trees.
- d. Traffic Review: Traffic recommends **approval** of the Preliminary Site Plan. Additional comments to be addressed in the Final Site Plan submittal.
- e. Facade Review: Facade recommends **approval** of the Preliminary Site Plan.
- f. Fire Review: Fire recommends **conditional approval** of the Preliminary Site Plan. Additional comments to be addressed in the Final Site Plan submittal.

### **NEXT STEP: PLANNING COMMISSION MEETING**

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This project will be scheduled for Preliminary Site Plan, Special Land Use, Woodland Permit and Stormwater Management Plan public hearing and review on **June 26, 2024**. Please provide the following by June 20th:

1. Site Plan submittal in PDF format. **(This has been received)**
2. A response letter addressing ALL the comments from ALL the review letters and a request for waivers/variances as you see fit.
3. A color rendering of the Site Plan, which is to be used for Planning Commission presentation. **(This has been received)**

### **ZONING BOARD OF APPEALS**

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Any variances shall be requested from the Zoning Board of Appeals prior to the submittal of the Final Site Plan. Please submit this application to Community Development Account Clerks to go before the Zoning Board of Appeals. The deadline for Zoning Board of Appeals applications is typically the first of the month for the following month's meeting.

### **FINAL SITE PLAN SUBMITTAL**

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After receiving Planning Commission's approval of the Preliminary Site Plan and ZBA approval of variances, please follow the Final Site Plan Checklist and submit for approval:

1. **Six** copies of Final Site Plan sets (24" x 36", folded) addressing ALL comments from Preliminary Site Plan Review.
2. Response letter addressing ALL comments from ALL review letters and **refer to sheet numbers where the change is reflected**.
3. Final Site Plan Application
4. No Revision Façade Affidavit (only if no façade changes have been made)
5. An itemized engineering cost estimate including sanitary sewer, watermain, storm sewer, paving and grading costs, size 8.5" x 11" (The cost estimate should not include soil erosion or demolition costs.)
6. An itemized landscaping cost estimate including greenbelt and greenbelt ornamental trees, perennials, pond plantings, shrubs, edging, mulch, seed mix and seeded lawn, size 8.5" x 11" (The cost estimate should not include woodland trees, replacement trees or mitigation.)
7. Hazardous Chemical Survey
8. ROW Permit Application (as needed)
9. Soil Erosion Permit Application
10. Other Agencies Checklist

### **LEGAL DOCUMENT REVIEW**

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Drafts for all legal documents with a legal transmittal are to be submitted after Final Site Plan review. Any off-site easements must be reviewed, approved, and executed prior to approval of the Stamping Set. Legal Review Transmittal Forms will be provided with a list of required documents, along with invoices for the reviews.

### **ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER**

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After receiving Final Site Plan approval, plans addressing the comments in all 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**.

*If required, drafts for all legal documents with a legal transmittal are to be submitted along with the electronic stamping set.*

### **STAMPING SET APPROVAL**

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Stamping sets are 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 **10 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.

### **PRE-CONSTRUCTION MEETING**

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**A Pre-Construction meeting is required for this project.** 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, so it is recommended that you begin working with Sarah Marchioni [248.347.0430 or [smarchioni@cityofnovi.org](mailto:smarchioni@cityofnovi.org)] in the Community Development Department after Final Site Plan approval. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah.

### **CHAPTER 26.5**

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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](mailto:lbell@cityofnovi.org).



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Lindsay Bell, AICP – Senior Planner





## PLANNING REVIEW CHART: I-1, Light Industrial Zoning District

**Review Date:** April 10, 2024  
**Review Type:** Revised Preliminary Site Plan  
**Project Name:** JSP 23-15 PICKLEBALL NOVI- VENTURE DR  
 22-26-401-021, -022, -023; N of Nine Mile, E side of Venture Dr  
**Plan Date:** March 20, 2024  
**Prepared by:** Lindsay Bell, Senior Planner  
**E-mail:** lbell@cityofnovi.org; **Phone:** (248) 347-0484

Items in **Bold** need to be addressed by the applicant with next submittal. *Italicized* items should be noted.

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(adopted July 27, 2017)</i>	Industrial Research Development and Technology	Indoor recreation facility	Yes	
<b>Zoning</b> <i>(Effective January 8, 2015, as amended)</i>	I-1: Light Industrial District and I-2: General Industrial District	No Change	Yes	
<b>Uses Permitted</b> <i>(Sec 3.1.18.B &amp; C)</i>	Sec. 3.1.18.B Permitted Uses Sec. 3.1.18.C Special Land Uses	Private indoor recreation facility  Restaurant	Yes	<b>Special Land Use when adjacent to residential district</b>  <b>Restaurants as an accessory use – see Planning Letter for detailed comments</b>
<b>Noise Impact Statement</b> <i>(Sec 4.45, Sec. 5.14.10.B.i)</i>	Noise Impact Statement to be prepared by a design professional: <ul style="list-style-type: none"> <li>Description of noise emissions</li> <li>Compliance with 5.14.10.A</li> <li>Hours of operation</li> <li>Soundproofing measures</li> </ul>	Provided	Yes	<b>See Planning Review letter for detailed comments</b>
<b>Height, Bulk, Density, and Area Limitations (Sec. 3.1.18.D)</b>				
<b>Frontage on a Public Street</b> <i>(Sec. 5.12)</i>	Frontage on a Public Street is required.	Frontage on Venture Dr.	Yes	
<b>Access to a Major Thoroughfare</b> <i>(Sec. 5.13)</i>	Vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive OR access driveway on other street type is not across street from existing or planned single-family uses.	Venture Dr connects to Nine Mile Rd	Yes	
<b>Minimum Zoning Lot Size</b> for each Unit in Ac <i>(Sec 3.6.2.D)</i>	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot			

Item	Required Code	Proposed	Meets Code	Comments
<b>Minimum Zoning Lot Size</b> for each Unit: Width in Feet	coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space			
<b>Maximum % of Lot Area Covered</b> (By All Buildings)	(Sec 3.6.2.D)	38,464 sf / 159,007 sf = 24.2%		
<b>Building Height</b> (Sec. 3.14.5.C)	25 ft adjacent to residential	25 feet average	Yes	
<b>Building Setbacks</b> (Sec. 3.1.18.D)				
Front (West)	40 ft	40 ft	Yes	
Int. Side (North)	20 ft	81.5 ft	Yes	
Int. Side (South)	20 ft	133 ft	Yes	
Rear (East) *adj to residential	100 ft	126.9 ft	Yes	
<b>Parking Setbacks</b> (Sec. 3.1.18.D) Refer to applicable notes in Sec. 3.6.2				
Front (West)	40 ft (Sec. 3.6.2.E)	40 ft	Yes	
Int. Side (North)	10 ft	10 ft	Yes	
Int. Side (South)	10 ft	10.3 ft	Yes	
Rear (East) *adj to residential	100 ft (Sec. 3.14.5.B)	61.5 ft	No	<u>ZBA variance approval would be required</u>
<b>Note to District Standards</b> (Sec. 3.6.2)				
<b>Exterior Side Yard Abutting a Street</b> (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No exterior side yard	NA	
<b>Off-Street Parking in Front Yard</b> (Sec 3.6.2.E)	Off-street parking is allowed in front yard if:			
	The site is a minimum 2 acre site	3.65 acres	Yes	
	Does not extend into the minimum required front yard	Complies	Yes	
	Cannot occupy more than 50% of the area between min. front yard setback & bldg. setback,	Not proposed	Yes	
	Must be screened by brick wall or landscaped berm 2.5 ft tall		NA	
	Lighting compatible with surrounding neighborhood		NA	
<b>Off-Street Parking in Side and Rear Yards</b> (Sec 3.6.2.F)	Off-street parking is allowed in side and rear yards if the site does not abut residential. If it does, additional conditions apply: i. shall not occupy more than 50% of yard area abutting residential ii. parking setback no less than 100 ft from res district	Site abuts residential  17%  61.5 ft	Yes  No	<u>ZBA variance approval would be required</u>
<b>Setback from Residential District - Building</b> (Sec 3.6.2.H)	I-1 and I-2 districts, five (5) feet of horizontal setback for each foot of building height, or one-hundred (100) feet, whichever is	25-foot building requires <b>125 ft setback; 126.9 ft proposed</b>	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	greater. (unless separated by a thoroughfare or RR ROW)			
<b>Wetland/Watercourse Setback</b> (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Does not apply	NA	
<b>Additional Height</b> (Sec 3.6.2.O)	Additional heights for selected buildings is allowed based on conditions listed in Sec 3.6.2.O	Does not apply	NA	
<b>Parking setback screening</b> (Sec 3.6.2.P)	Required parking setback area shall be landscaped per Sec. 5.5.3.			See landscape review for detailed comments
<b>Modification of parking setback requirements</b> (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on conditions listed in Sec. 3.6.2.Q		NA	
<b>I-1 District Required Conditions (Sec. 3.14)</b>				
<b>Other</b> (Sec 3.14.2)	Unless otherwise provided, dealing directly with consumer at retail, is prohibited.	Accessory PRO Shop and snack bar proposed (620 sf and 2,040 sf)		<u>Sec. 4.52 permits ancillary retail sales as a Special Land Use if limited to 10% of total floor space</u>
<b>Parcels abutting residential district</b> (Sec 3.14.5)	No truck well, loading dock or door permitted on wall of building facing residential district. Site plan and driveways shall be designed to discourage semi-trailer truck traffic adj to residential.	No truck wells, or loading docks or doors proposed; Loading area on residential side of building		
	No outside storage of any materials or equipment; Dumpsters permitted where properly screened – Refuse pick-up limited to hours of 7 am to 5 pm	Dumpster located in rear yard ~ 80 ft from residential; Screening proposed	Yes	
	All off-street parking, delivery, loading/unloading shall not be closer than 100 feet from residential district, and screened effectively.	Loading zone is 100+ feet; Parking is 61.5 feet	No	<u>ZBA variance approval would be required for parking setback</u>
	Maximum height of any building constructed on a lot or site adjacent to a residential district shall be 25-feet, except where there is a street, road, highway, or freeway between lot and residential district	25 ft	Yes	
	Where a building wall faces residential, no floodlighting of such façade permitted. Lighting of doorways not precluded	Provided	Yes	
	Earth berm and plantings are	Existing 5-9 foot		See Landscape review –

Item	Required Code	Proposed	Meets Code	Comments
	required: <ul style="list-style-type: none"> <li>• Continuous, undulating/serpentine form</li> <li>• Max slope ratio of 3' horizontal to 1' vertical</li> <li>• Flat horizontal crest 6' width</li> <li>• Minimum height 10 feet</li> <li>• Opacity 80% in winter, 90% in summer</li> <li>• If existing trees are 6" dbh or greater, berm may be designed in natural format</li> </ul>	berm proposed to be retained, with proposed 3-foot tall retaining wall adjacent to parking lot Detail of berm shows 1:4 slope Some trees shown preserved		<u>Waiver is required</u>
	Windows and doors of non-office use areas may not be left open	Noted on plan	Yes	
<b>Planning Commission Findings</b> (Sec 3.14.3)	The scale, size, building design, facade materials, landscaping and activity of the use is such that current and future adjacent residential uses will be protected from any adverse impacts.	Shall comply	TBD	<b>Planning Commission will decide as part of the Site Plan approval.</b>
	The intended truck delivery service can be effectively handled without long term truck parking on site.	Shall comply	TBD	<b>Planning Commission will decide as part of the Site Plan approval.</b>
	The lighting, noise, vibration, odor and other possible impacts are in compliance with standards and intent of this article and performance standards of Section 5.14.	Shall comply; Noise Study provided	TBD	<b>Planning Commission will decide as part of the Site Plan approval.</b>
	The storage and/or use of any volatile, flammable or other materials shall be fully identified in application and shall comply with any city ordinances regarding toxic or hazardous materials.	HazChem survey provided	Yes	
	There is compliance with the City's hazardous materials checklist for required submittal data.	Provided	Yes	
<b>Parking and Loading Requirements</b>				
<b>Number of Parking Spaces</b>  (Sec. 5.2.12.E, as amended December 26, 2019)	<u>Various uses proposed:</u> 13 Pickleball courts (+2 outdoor) Office/Pro Shop Snack bar/Party Room Restaurant (104 seats shown) Fitness Room	142 proposed  <b>151 required</b>	<b>No</b>	<u>Deficiency in parking would require ZBA variance</u>
<b>Parking Space Dimensions and</b>	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives	9' x 17' spaces 9' x 19' spaces	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Maneuvering Lanes</b> (Sec. 5.3.2)	- 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	Curb heights as		
<b>End Islands</b> (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 ft. wide, have an outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall	End islands provided		<b>See Traffic comments</b>
<b>Parking stall located adjacent to a parking lot entrance</b> ( <i>public or private</i> ) (Sec. 5.3.13)	Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Complies	Yes	
<b>Barrier Free Spaces</b> (Barrier Free Code)	Based on the requirement of 151 spaces, 4 standard and 1 van-accessible spaces are required	3 standard; 2 van accessible	Yes	
<b>Barrier Free Space Dimensions</b> (Barrier Free Code)	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	Complies	Yes	
<b>Barrier Free Signs</b> (Barrier Free Code)	One sign for each accessible parking space.	Shown	Yes	
<b>Minimum number of Bicycle Parking</b> (Sec. 5.16.1)	Recreation Facilities: 5% of required automobile spaces, minimum 8 spaces (151 x .05 = 8 spaces)	8 spaces	Yes	
<b>Bicycle Parking General requirements</b> (Sec. 5.16)	No farther than 120 ft. from the entrance being served		Yes	
	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations	1 location	Yes	<b>Applicant states the eastern entrance is only one accessible by patrons</b>
	Spaces to be paved and the bike rack shall be inverted "U" design Shall be accessible via 6 ft. paved sidewalk	U-rack detail provided	Yes	
<b>Bicycle Parking Lot layout</b> (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft.	Layout shown	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	Parking space depth: 2 ft. single, 2 ½ ft. double			
<b>Loading Spaces</b> (Sec. 5.4.3)	All loading and unloading operations shall be conducted in the rear yard, except in those instances where: - The Industrial district abuts a residential district, in which case, the conditions of Section 3.14.5 shall apply	Loading in the rear yard.		See page 3 – loading screened and located more than 100 ft from residential as required
<b>Dumpster, Accessory Structures, and Rooftop Equipment</b> (Sec. 4.19)				
<b>Dumpster</b> (Sec 4.19.2.F)	<ul style="list-style-type: none"> <li>- Located in rear yard</li> <li>- Attached to the building or</li> <li>- No closer than 10 ft. from building if not attached</li> <li>- Not located in parking setback</li> <li>- If no setback, then it cannot be any closer than 10 ft, from property line.</li> </ul> Away from Barrier free Spaces	Rear side yard proposed, not within setback	Yes	
<b>Dumpster Enclosure</b> (Sec. 21-145. (c) Chapter 21 of City Code of Ordinances)	<ul style="list-style-type: none"> <li>- Screened from public view</li> <li>- A wall or fence 1 ft. higher than height of refuse bin</li> <li>- And no less than 5 ft. on three sides</li> <li>- Posts or bumpers to protect the screening</li> <li>- Hard surface pad.</li> </ul> Screening Materials: Masonry, wood or evergreen shrubbery	Provided	Yes	See Façade Review
<b>Roof top equipment and wall mounted utility equipment</b> (Sec. 4.19.2.E.ii)	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Shown	Yes	
<b>Roof top appurtenances screening</b>	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Shown	Yes	
<b>Building Code and Other Requirements</b>				
<b>Woodlands</b> (City Code Ch. 37)	Replacement of removed trees	90 trees to be removed; 176 credits required 50 provided on-site		See Woodland review
<b>Wetlands</b> (City Code Ch. 12, Art. V)	Mitigation of removed wetlands at ratio of 1.5:1 emergent wetland, 2:1 for forested wetlands	Applicant has verified no wetlands on site	NA	

Item	Required Code	Proposed	Meets Code	Comments
<b>Design and Construction Standards Manual</b>	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Complies	Yes	
<b>General layout and dimension of proposed physical improvements</b>	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).	Generally provided		<b>See review letters for any missing items</b>
<b>Economic Impact Information</b>	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Provided	Yes	
<b>Building Exits</b>	Building exits must be connected to sidewalk system or parking lot.	Exits shown, sidewalks provided	Yes	
<b>Phasing</b>	All projects must be completed within two years of the issuance of any starting permit or phasing plan should be provided		NA	
<b>Other Permits and Approvals</b>				
<b>Development/ Business Sign</b>  (City Code Sec 28.3)	The leading edge of the sign structure shall be a minimum of 10 ft. behind the right-of-way. Entranceway shall be a maximum of 24 square feet, measured by completely enclosing all lettering within a geometric shape. Maximum height of the sign shall be 5 ft.		NA	<i>Contact Ordinance Division at 248.735-5678 for sign permit information.</i>
<b>Project &amp; Street Naming Committee</b>	Some projects may need approval from the Street & Project Naming Committee		NA	
<b>Lighting and Photometric Plan (Sec. 5.7)</b>				
<b>Intent (Sec. 5.7.1)</b>	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Provided		
<b>Lighting Plan (Sec. 5.7.A.i)</b>	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Building Lighting</b> (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.	Provided	Yes	
<b>Lighting Standards</b> (Sec. 5.7.A.2.ii)	Specifications for all proposed & existing lighting fixtures	3 fixture specs provided	Yes	
	Photometric data	Shown	Yes	
	Fixture height	25 ft max shown	Yes	
	Mounting & design	Poll, wall pack, and downlights	Yes	
	Glare control devices (Also see Sec. 5.7.3.D)	Shown	Yes	
	Type & color rendition of lamps	LED, 4000k	Yes	
	Hours of operation	Building 7am to 11pm	Yes	
<b>Max Height</b> (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses	25 ft	Yes	
<b>Standard Notes</b> (Sec. 5.7.3.B)	<ul style="list-style-type: none"> <li>- Electrical service to light fixtures shall be placed underground</li> <li>- Flashing light shall not be permitted</li> <li>- Only necessary lighting for security purposes &amp; limited operations shall be permitted after a site's hours of operation</li> </ul>	Provided	Yes	
<b>Security Lighting</b> (Sec. 5.7.3.H)	<ul style="list-style-type: none"> <li>- All fixtures shall be located, shielded and aimed at the areas to be secured.</li> <li>- Fixtures mounted on the building and designed to illuminate the facade are preferred</li> <li>- Lighting for security purposes shall be directed only onto the area to be secured.</li> </ul>	Plans indicate light levels dimmed to 50% after hours	Yes	
<b>Average Lumen</b> (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	4:1 shown	Yes	
<b>True Color Rendering</b> (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED	Yes	
	Parking areas: 0.2 min	0.4 fc min	Yes	



Item	Required Code	Proposed	Meets Code	Comments
<b>Min. Illumination</b> (Sec. 5.7.3.K)	Loading & unloading areas: 0.4 min	0.9 fc min	Yes	
	Walkways: 0.2 min	0.3 fc min	Yes	
	Building entrances, frequent use: 1.0 min	1.0 min	Yes	
	Building entrances, infrequent use: 0.2 min	0.4 min	Yes	
<b>Max. Illumination adjacent to Non-Residential</b> (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Not exceeded on N, W, S	Yes	
<b>Cut off Angles</b> (Sec. 5.7.3.L)	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 - No direct light source shall be visible at the property line (adjacent to residential) at ground level	0.0 fc shown at residential property line	Yes	

**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

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# PLAN REVIEW CENTER REPORT

5/22/2024

## Engineering Review

Pickleball Novi

JSP23-0015

### APPLICANT

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Dan Dempsey

### REVIEW TYPE

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2<sup>nd</sup> Revised Preliminary Site Plan

### PROPERTY CHARACTERISTICS

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- Site Location: North of 9 Mile Road east of Venture Drive
- Site Size: +/- 3.65 acres
- Plan Date: 5-01-2024
- Design Engineer: Nowak & Fraus Engineers

### PROJECT SUMMARY

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- Construction of an approximately 45,000 square-foot building and associated parking. Site access would be provided via Venture Drive.
- Water service would be provided by extension from the existing 12-inch water main along the east side of Venture Drive. A domestic lead and fire lead would be provided to serve the building, along with one additional hydrant.
- Sanitary sewer service would be provided by an extension from the existing 8-inch sanitary sewer along the west side of Venture Drive. A sanitary service lead is proposed to provide serve to the building, along with a monitoring manhole.
- Storm water would be collected by a single storm sewer collection system and discharged to an underground detention system.

### RECOMMENDATION

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**Approval of the 2<sup>nd</sup> Revised Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended. Approval of the Storm Water Management Plan is recommended.**

#### Comments:

The 2<sup>nd</sup> Revised Preliminary Site Plan meets the general requirements of the design and construction standards as set forth in [Chapter 11 of the City of Novi Code of Ordinances](#),

the Storm Water Management Ordinance and the [Engineering Design Manual](#) with the following items to be addressed at the time of Final Site Plan submittal:

### **General**

1. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), paving (2 sheets). The most updated details can be found on the City's website under [Engineering Standards and Construction Details](#).
2. A [Right-of-Way Permit](#) will be required from the City of Novi.
3. Label the site distance length provided, for this road the minimum site distance should be 260'.
4. Provide a construction materials table on the utility plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
5. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
6. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
7. The grading and SESC sheets shall show the tree fence at least as far from the trunk as the critical root zone, defined as a circular area around a tree with a radius measured to the tree's longest dripline radius plus one (1) foot. No grading shall occur within the dripline. If the critical root zone is not fully protected, then replacements for that tree may be required.

### **Water Main**

8. Per current EGLE requirement, provide a profile for all proposed water main 8-inch and larger.
9. Provide water main basis with final site plan submittal.
10. A sealed set of utility plans along with the [Michigan Department of Environment, Great Lakes & Energy \(EGLE\) permit application](#) for water main construction, the [Streamlined Water Main Permit Checklist](#), [Contaminated Site Evaluation Checklist](#), and an electronic version of the utility plan should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets.
11. One full section centered at each crossing should be shown in the profile provided at time of final site plan submittal.

### **Irrigation Comments**

12. Plan will be provided with final site plan submittal.

### **Sanitary Sewer**

13. Illustrate all pipes intersecting with manholes on the sanitary profiles.

### **Storm Sewer**

14. Additional details will be provided with final site plan submittal.

### **Storm Water Management Plan**

15. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the [Engineering Design Manual \(updated Jan 31, 2024\)](#)
16. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the underground detention area from the public road right-of-way.
17. Provide manufacturer's details and sizing calculations for the pretreatment structure(s) on the plans. Provide drainage area and runoff coefficient calculations specific to the area tributary to each treatment structure. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr). Higher flows shall be bypassed.
18. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year). Provide elevations of underground detention system.
19. The flow restriction shall be accomplished by methods other than a pipe restriction in an oversized pipe due to the potential for clogging and restrictor removal. A perforated standpipe, weir design, baffle wall, etc. should be utilized instead.

### **Underground Storage:**

20. Provide the overland routing that would occur in the event the underground system cannot accept flow. This route shall be directed to a recognized drainage course or drainage system.
21. Provide an underdrain along the downstream side of the underground detention system which is tied into a manhole as a means of secondary storm water conveyance to the outlet.
22. Provide a table or note addressing the required bedding depth vs. bearing capacity of the underlying soils in the vicinity of the underground detention system per the manufacturer's specifications.
23. Provide a note on the plans stating the City's inspecting engineers shall verify the bearing capacity of the native soils to verify an adequate bedding depth is provided.
24. Provide a note on the underground detention detail that aggregate porosity will be tested, and results provided to the City's inspecting engineers.
25. Provide inspection ports throughout the underground detention system at the midpoint of all storage rows. Additional inspection ports may be required for systems larger than 200 feet. One inspection port every 50 feet for isolator row.
26. Inspection ports shall be a minimum of 8-inches.

27. For piped/chamber systems the underground storage system shall include 4-foot diameter manholes at one end of each row for maintenance access purposes.
28. Provide critical elevations for the detention system. Also, provide a cross-section for the underground detention system. Ensure that there is at least 1 foot of freeboard between the 100-year elevation and the subgrade elevation beneath the pavement.

### **Paving & Grading**

29. Retaining wall sheets shall be signed and sealed by the design engineer responsible for the proposed retaining wall design and all associated calculations. Additional retaining wall details must be provided at time of final site plan submittal. Provide height of the wall, length of the wall and materials to be used.
30. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.
31. Label specific ramp locations on the plans where the detectable warning surface is to be installed.
32. Specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Division. Stamped concrete will not be acceptable.
- 33.
34. Provide Dumpster Pad details, 8" concrete on 8" 21 AA aggregate base. Note: Dumpster pad shall extend minimum 10' beyond dumpster enclosure.
35. Retaining walls that are 48-inches or larger shall need a permit from Building Department.
36. A retaining wall that has a grade change of 30" or more within a 3' horizontal distance will require a guardrail.

### **Soil Erosion and Sediment Control**

37. A SESC permit is required. A full review has not been completed at this time. A review will be done when a completed packet is submitted to Sarah Marchioni at Community Development.

**The following must be submitted with the Final Site Plan:**

38. 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.**
39. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage, should include number do detectable warning plates), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).
40. Due to the above comments, the itemized construction cost estimate should be revised and resubmitted to the Community Development Department for the determination of plan review and construction inspection fees.

**The following must be submitted with the Stamping Set:**

Legal review transmittal shall be provided with the final site plan review letter. Links to the PDF copy of the easements are below, word document versions of each legal document can be found on the City's Website under Forms and Permits)

41. A draft copy of the [Storm Drainage Facility Maintenance Easement Agreement \(SDFMEA\)](#), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
42. A draft copy of the 20-foot-wide [Watermain System Easement](#) onsite must be submitted to the Community Development Department.
43. A draft copy of the 20-foot-wide [Sanitary Sewer Monitoring Manhole Access Easement](#) onsite must be submitted to the Community Development Department.

**The following must be addressed prior to construction:**

44. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430). **Be advised that scheduling the pre-construction meeting can take 2-4 weeks.**

45. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
46. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Ted Meadows at 248-844-5400 for more information.
47. Construction inspection fees in the amount of **\$61,716.31** must be paid to the Community Development Department. **\*\*fees are subject to change.**
48. Legal escrow fees in the amount of **\$TBD** must be deposited with the Community Development Department. **All unused escrow will be returned to the payee at the end of the project** (except for escrows that are \$50 or less). This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents. **\*\*fees are subject to change.**
49. A storm water performance guarantee in the amount of **\$21,000.00**(Equal to 120% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.
50. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Treasury Department at 248-347-0498 to determine the amount of these fees.
51. A street sign financial guarantee in the amount of **\$3,200.00**(\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
52. A traffic control inspection fee of **\$TBD** must be paid to Community Development. This fee is the inspection of traffic control items such as signs, striping, curbs, parking stalls, sidewalk, detectable warning surfaces, and temporary pavement markings.
53. 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.
54. A permit for all proposed work activities within the road right-of-way must be obtained from the City of Novi. This application is available from the City Engineering Division or on the city website ([Right-of-Way Permit Application](#)) and can be filed once the Final Site Plan has been submitted. Please contact the Engineering Division at 248-347-0454 for further information. Please submit the cover sheet, standard details, and plan sheets applicable to the permit only.
55. An [Act 399 Permit for Community Water Supply Systems](#) for water main construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the water main plans have



been approved. Please submit the cover sheet, overall utility sheet, standard details, and plan/profile sheets applicable to the permit.

56. Part 41 permit will not be required for sanitary lead.
57. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resources Commissioner (OCWRC).
58. Permits for the construction of each retaining wall exceeding 48 inches in height (measured from bottom of the footing to top of the wall) must be obtained from the Community Development Department (248-347-0415).

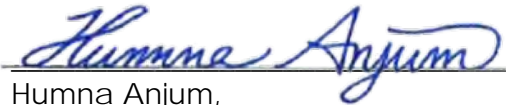
**The following must be addressed prior to issuance of a Temporary Certificate of Occupancy (TCO) approval for the development:**

59. The amount of the incomplete site work performance guarantee for any outstanding site improvement items (limited to top course of pavement and other minor items), is calculated at 1.2 times the amount required to complete the site improvements (as specified in the Performance Guarantee Ordinance).
60. All easements and agreements referenced above, must be executed, notarized and approved by the City Attorney and Engineering Division.
61. A [Bill of Sale for the Utilities](#) conveying the improvements to the City of Novi must be submitted to the Community Development Department.
62. The City's consultant Engineer Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
63. Submit to the Community Development Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
64. Submit a Maintenance Bond to the Community Development Department in the amount of **\$9,996.25** (Equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date that the Utility Acceptance Permit is issued by the City of Novi Engineering Division. This document is available on the City's website under [Forms and Permits](#).
65. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or provide a Subordination Agreement. Please be aware that the title policy may indicate

that additional documentation is necessary to complete the acceptance process.

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 Humna Anjum at (248)735-5632 or email at [hanjum@cityofnovi.org](mailto:hanjum@cityofnovi.org) with any questions.



Humna Anjum,  
Project Engineer

cc: Lindsay Bell, Community Development  
Ben Nelson, Engineering  
Ben Croy, City Engineer

## LANDSCAPE REVIEW

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# PLAN REVIEW CENTER REPORT

March 21, 2024  
Pickleball Novi  
Revised Preliminary Site Plan - Landscaping

## Review Type

Revised Preliminary Site Plan Landscape Review

## Job #

JSP23-0015

## Property Characteristics

- Site Location: 22650 Venture Drive
- Site Acreage: 3.65 ac.
- Site Zoning: I-1
- Adjacent Zoning: North, South, West: I-1, East: R-4
- Plan Date: 3/20/2024

## 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 and the accompanying landscape chart are summaries and are not intended to substitute for any Ordinance.

## **Recommendation:**

The project is recommended for approval for Preliminary Site Plan, conditional on the Planning Commission granting the landscape waiver listed below.

## **Landscape Waivers Required for Proposed Layout:**

Deficiency in screening berm height between industrial and residential properties – *may be supported by staff if the applicant can show that the berm and proposed landscaping will provide sufficient buffering for the homes to the east.*

## Ordinance Considerations

### Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. A tree chart and calculations for woodland replacements are provided.
2. A large number of woodland replacements are planted east of the parking lot, some of which are within the critical root zone of existing trees. **No trees may be planted within the critical root zones of existing trees to be saved.**

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

1. The project is adjacent to residentially-zoned property to the east. An existing berm that is approximately 5-8 feet tall, including a proposed retaining wall is mostly preserved, and is heavily landscaped with existing trees and proposed woodland replacement trees.
2. **A landscape waiver is required for the deficiency in berm height.** *As dense landscaping is proposed, the berm height is accepted as it is, provided that the applicant provides additional information showing the proposed buffering for the site from the adjacent homes as described on the landscape chart.*

Greenbelt within a Non-residential subdivision (Zoning Sec. 5.5.3.F.iv)

All of the required landscaping is provided.

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

1. All required parking lot interior space and trees and perimeter trees are proposed.
2. **Please label two of the woodland replacement trees along the east edge of the parking lot as parking lot perimeter trees because the two easternmost honeylocusts on the north and south ends of the parking lot are more than 15 feet from the parking lot so they can't be considered as perimeter trees.**
3. **Those honeylocusts can be removed from the plan, but the number of woodland replacement trees provided may have to be reduced if other spots for them can't be found.**

Building foundation Landscaping (Zoning Sec 5.5.3.D)

The required foundation landscaping is provided.

Plant List (LDM 4, 10)

1. 12 of 24 species proposed for non-woodland replacement plantings (50%) are native to Michigan. Please add more native species if possible, to leave some flexibility for contractors who may not be able to locate all of the native species on the plan.
2. The proposed tree diversity meets the requirement of LDM 4.

Planting Notations and Details (LDM 10)

Provided

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 3)

No detention basin landscaping is required for this project as the proposed detention is underground.

Irrigation (LDM 10)

A method to provide sufficient water for the establishment and long-term survival of the plantings is required to be proposed in the Final Site Plans.

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](mailto:rmeader@cityofnovi.org).



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Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART – Revised Preliminary Site Plan

**Review Date:** March 21, 2024  
**Project Name:** JSP23 – 0015: PICKLEBALL  
**Project Location:** 22650 Venture Drive  
**Plan Date:** March 20, 2024  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org);  
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan. Underlined items need to be addressed for Final Site Plan.

### LANDSCAPE WAIVERS REQUIRED FOR PROPOSED LAYOUT

Deficiency in screening berm height – *supported by staff if it can be shown that the berm and vegetation as proposed will provide sufficient buffering for the homes to the east.*

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (Landscape Design Manual (LDM) and Zoning Ordinance (Zoning Sec)</b>				
<b>Landscape Plan</b> <i>(Zoning Sec 5.5.2, LDM 2, 10)</i>	<ul style="list-style-type: none"> <li>• New commercial or residential developments</li> <li>• Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.</li> <li>• 1" = 20' minimum with proper North. Variations from this scale can be approved by LA</li> <li>• Consistent with plans throughout set</li> </ul>	Scale: 1" = 30 ft	Yes	
<b>Project Information</b> <i>(LDM 10)</i>	Name and Address	<ul style="list-style-type: none"> <li>• Location map is provided</li> <li>• Site address is on the title block</li> </ul>	Yes	
<b>Owner/Developer Contact Information</b> <i>(LDM 10)</i>	Name, address and telephone number of the owner and developer or association	Owner name and contact information is on the title block	Yes	
<b>Landscape Architect contact information</b> <i>(LDM 10)</i>	Name, Address and telephone number of RLA/PLA/LLA who created the plan	George Ostrowski, Nowak & Fraus	Yes	
<b>Sealed by LA.</b> <i>(LDM 10)</i>	Requires original signature	Yes	Yes	
<b>Miss Dig Note</b> <i>(800) 482-7171 (LDM 10)</i>	Show on all plan sheets	On title block	Yes	
<b>Zoning</b> <i>(LDM 10)</i>	Include all adjacent zoning	<b>On Sheet L-2</b> • <u>Parcel:</u> I-1	Yes	

Item	Required	Proposed	Meets Code	Comments
		<ul style="list-style-type: none"> <li>• <u>North South, West:</u> I-1</li> <li>• <u>East:</u> R-4</li> </ul>		
<b>Survey information</b> <i>(LDM 10)</i>	<ul style="list-style-type: none"> <li>• <u>Legal description or boundary line survey</u></li> <li>• <u>Existing topography</u></li> </ul>	Topo & Description Sheet SP-01	Yes	
<b>Existing plant material</b> <b>Existing woodlands or wetlands</b> <i>(LDM 10)</i>	<ul style="list-style-type: none"> <li>• <u>Show location type and size. Label to be saved or removed.</u></li> <li>• <u>Plan shall state if none exists.</u></li> </ul>	<ul style="list-style-type: none"> <li>• Tree Survey on SP-01</li> <li>• Tree Removals on L-1</li> <li>• Tree chart is provided on SP-01A</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Yes</li> <li>• Yes</li> </ul>	<ol style="list-style-type: none"> <li>1. It appears that the tree fencing is shown along the edge of the trees' symbol rather than the actual tree dripline, and a number of woodland replacement trees are shown being planted within some trees' driplines, which could damage the existing trees.</li> <li>2. <b>Please move those trees out of the existing trees' driplines.</b></li> <li>3. <b>Please also add a bold note stating that no trees may be planted within an existing tree's dripline.</b></li> <li>4. <b>If there isn't enough room for some trees to fit reasonably on the site, then a deposit to the tree fund must be made for any trees that can't be planted on the site.</b></li> </ol>
<b>Soil types</b> <i>(LDM10)</i>	<ul style="list-style-type: none"> <li>• <u>As determined by Soils survey of Oakland county</u></li> <li>• <u>Show types, boundaries</u></li> </ul>	Sheet L1	Yes	
<b>Existing and proposed improvements</b> <i>(LDM 10)</i>	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Shown on landscape plan	Yes	
<b>Existing and proposed utilities</b> <i>(LDM 10)</i>	<ul style="list-style-type: none"> <li>• Overhead and underground utilities, including hydrants</li> </ul>	<ul style="list-style-type: none"> <li>• Existing and proposed utilities are shown faintly</li> </ul>	Yes	

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> <li>• Include proposed lighting</li> </ul>	on the landscape plan <ul style="list-style-type: none"> <li>• Proposed light posts are shown on the landscape plan.</li> </ul>		
<b>Proposed grading. 2' contour minimum (LDM 10)</b>	Provide proposed contours at 2' interval	<ul style="list-style-type: none"> <li>• Sheet SP-04</li> <li>• The existing berm is being lowered by 2 feet at the cross section location.</li> </ul>	Yes	1. As the lowered area is the area of the entrance, where noise could conceivably be frequent, this change to the existing berm is not desired. 2. <b>Unless there is a good reason for this change, the berm should be left as it is.</b>
<b>Snow deposit (LDM 10)</b>	Show snow deposit areas on plan	Yes	Yes	
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Parking Area Landscape Requirements (Zoning Sec 5.5.3.C and LDM 5)</b>				
<b>General requirements (LDM 5)</b>	<ul style="list-style-type: none"> <li>• Clear sight distance within parking islands</li> <li>• No evergreen trees</li> </ul>	No blocking landscaping is proposed	Yes	
<b>Name, type and number of ground cover (LDM 5)</b>	As proposed on planting islands	Yes	Yes	Seed is indicated on islands.
<b>General (Zoning Sec 5.5.3.C)</b>				
<b>Parking lot Islands</b>	<ul style="list-style-type: none"> <li>• A minimum of 200 SF to qualify</li> <li>• A minimum of 200sf unpaved area per tree planted in an island</li> <li>• 6" curbs</li> <li>• Islands minimum width 10' BOC to BOC</li> </ul>	All islands are sufficiently large	Yes	
<b>Curbs and Parking stall reduction (Zoning Sec 5.3.12)</b>	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	<ul style="list-style-type: none"> <li>• Spaces close to building and along north-south bay are 17 feet long</li> <li>• Spaces on outside of east-west bays are 19 feet long</li> </ul>	Yes	<b>The 19-foot spaces could be shortened to 17 feet to increase greenspace on the site and save money on paving if desired.</b>
<b>Contiguous space limit (Zoning sec 5.5.3.C)</b>	Maximum of 15 contiguous spaces	15 is maximum bay length	Yes	



Item	Required	Proposed	Meets Code	Comments
<b>Plantings around Fire Hydrant</b> (Zoning sec 5.5.3.C)	<ul style="list-style-type: none"> <li>No plantings with matured height greater than 12' within 10 ft. of fire hydrants</li> <li>Plant trees at least 5 ft from underground utility lines</li> <li>Plantings near hydrants or FDCs should be no taller than 12"</li> </ul>	Yes	Yes	
<b>Landscaped area</b> (Zoning sec 5.5.3.C)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
<b>Clear Zones</b> (Zoning sec 5.5.3.B.ii Footnote 10)	<ul style="list-style-type: none"> <li>25 ft corner clearance required.</li> <li>Refer to Zoning Section 5.5.9</li> <li>Road Commission for Oakland County zone for RCOC jurisdiction roads</li> </ul>	Yes	Yes	
<b>Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C)</b>				
A = Total square footage of vehicular use areas up to 50,000sf x 7.5%	<ul style="list-style-type: none"> <li><math>A = x \text{ sf} * 7.5 \% = A \text{ sf}</math></li> <li><math>50,000 * 7.5\% = 3750 \text{ sf}</math></li> </ul>	NA		
B = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	<ul style="list-style-type: none"> <li><math>B = x \text{ sf} * 1\% = B \text{ sf}</math></li> <li><math>(xxx - 50000) * 1\% = xx \text{ sf}</math></li> </ul>	NA		
<b>Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C)</b>				
A. = Total square footage of vehicular use area up to 50,000 sf x 5%	$A = x \text{ sf} * 6\% = A \text{ sf}$ $A = 43695 * 6\% = 2,622\text{sf}$			
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5%	$B = 0.5\% \times 0 \text{ sf} = B \text{ SF}$	NA		
<b>All Categories</b>				
C = A+B Total square footage of landscaped islands	<ul style="list-style-type: none"> <li><math>C = A + B</math></li> <li><math>C = 2622 + 0 = 2584 \text{ SF}</math></li> </ul>	3309 sf	Yes	
D = C/200 Number of canopy	<ul style="list-style-type: none"> <li><math>D = C/200 \text{ trees}</math></li> <li><math>2622/200 = 13 \text{ Trees}</math></li> </ul>	13 trees	Yes	

Item	Required	Proposed	Meets Code	Comments
trees required				
<b>Perimeter Green space</b> (Zoning Sec 5.5.3.C)	<ul style="list-style-type: none"> <li>• 1 Canopy tree per 35 lf</li> <li>• 1357/35 = 39 trees</li> </ul>	39 provided	Yes/No	<ol style="list-style-type: none"> <li>1. The perimeter trees along the north and south sides of the parking lot are too crowded. They should be spaced out at least 25-30 feet (on average).</li> <li>2. Please count two of the woodland replacement trees along the east edge as perimeter trees as the honeylocust north of the dumpster and the honeylocust at the southeast corner of the lot are too far from the parking lot to count as perimeter trees (they must be no more than 15 feet).</li> <li>3. If this is done, the two honeylocusts can be removed from the plan.</li> </ol>
<b>Accessway perimeter</b> (Zoning Sec 5.5.3.C)	<ul style="list-style-type: none"> <li>• 1 canopy tree per 35 lf on each side of road, less widths of access drives.</li> <li>• (160 lf)/35 = 4 trees</li> </ul>	4 trees	Yes	
<b>Parking land banked</b> (Zoning Sec 5.2.14.D)	<ul style="list-style-type: none"> <li>• NA</li> </ul>	None		
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b> (Zoning Sec 5.5.3.A & LDM 1)				
<ul style="list-style-type: none"> <li>• All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours</li> <li>• Berm should be located on lot line except in conflict with utilities.</li> <li>• Berms should be constructed with 6" of topsoil.</li> </ul>				
<b>Residential Adjacent to Non-residential</b> (Sec 5.5.3.A & LDM 1.a)				
<b>Berm requirements</b> (Zoning Sec 5.5.A)	Landscaped berm 10-15 feet tall that provides 80% blockage in winter and 90% in summer	<ul style="list-style-type: none"> <li>• The east side of the existing berm is preserved and landscaped.</li> <li>• The height of the berm, including the retaining wall, ranges from 4-8 feet tall as</li> </ul>	No	<ol style="list-style-type: none"> <li>1. A landscape waiver is required for the deficiency in berm height.</li> <li>2. On the cross section provided, please extend it to include an existing home and the proposed</li> </ol>

Item	Required	Proposed	Meets Code	Comments
		measured from the parking lot. <ul style="list-style-type: none"> <li>The sound study shows that the proposed walls at the pickleball courts will provide sufficient buffering from that noise for the residential neighbors.</li> <li>Significant deciduous landscaping on the west side of the berm is proposed as additional screening.</li> <li>As noted above, the existing berm is being lowered by 2 feet across from the east building entrance.</li> </ul>		<b>building, to scale, to illustrate the buffering the berm and landscaping will provide. If the screening is sufficient, the waiver could be supported by staff.</b> <b>3. If possible, please do not shorten the berm as proposed.</b>
<b>Adjacent to Public Rights-of-Way (Sec 5.5.3.B and LDM 1.b)</b>				
<b>Berm requirements (Zoning Sec 5.5.3.A.(5))</b>	The project only faces on an industrial park drive so no berm is required	Hedges to block the parking lots from the road are provided	Yes	
<b>Cross-Section of Berms (LDM 10)</b>				
Slope, height and width	<ul style="list-style-type: none"> <li>No berm is required along industrial park drive</li> <li>Berm cross section is required for buffering berm</li> </ul>	<ul style="list-style-type: none"> <li>No new berms are provided</li> <li>A cross section of the revised screening berm is provided</li> </ul>	Yes	
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Overhead lines are clearly shown along the east property line on SP-01 and L-1	Yes	
<b>Walls (Zoning Sec 5.5.3.A &amp; LDM 10)</b>				
<b>Material, height and type of construction footing</b>	Freestanding walls should have brick or stone exterior with masonry or concrete	<ul style="list-style-type: none"> <li>A long retaining wall 4-5 ft tall is proposed along the east parking</li> </ul>	TBD	<u>Please provide a standard detail now indicating the appearance and</u>

Item	Required	Proposed	Meets Code	Comments
	interior	lot edge – details are shown on A6. <ul style="list-style-type: none"> <li>Outline of proposed acoustic wall is also shown on A6, but no elevations or other detailed information is provided.</li> </ul>		<u>materials of the proposed noise reduction walls.</u>
<b>Walls greater than 4 ft. should be designed and sealed by an Engineer</b>		No details provided		<u>The construction details for all walls will need to be drawn by an engineer and reviewed with the building plans.</u>
<b>ROW Landscape Screening Requirements (Zoning Sec 5.5.3.B.ii) -</b>				
Greenbelt width	Equal to the building setback			1. As the site does not front on a road other than the industrial park drive, this section of the ordinance does not apply. 2. See the ordinance requirements of the non-residential subdivision below.
Min. berm crest width	NA	0 ft	Yes	
Minimum berm height	NA	0 ft	Yes	
3' wall	(2)(3)(4)	None in greenbelt	Yes	
<b>Canopy deciduous or large evergreen trees</b>	NA			
<b>Sub-canopy deciduous trees)</b>	NA			
<b>Canopy deciduous trees in area between sidewalk and curb</b>	NA			
<b>Non-Residential Projects (Zoning Sec 5.5.3.F.iii)</b>				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
<b>Interior Street to Industrial subdivision (Zoning Sec 5.5.3.F.iv)</b>	1 canopy deciduous or 1 large evergreen per 35 l.f. along ROW <ul style="list-style-type: none"> <li><math>(458-50)/35 = 12</math> canopy trees</li> </ul> 1 sub canopy trees per 40 l.f. of total linear frontage <ul style="list-style-type: none"> <li><math>(458-50)/40 = 10</math> trees</li> </ul>	<ul style="list-style-type: none"> <li>Canopy trees: 12 including 8 within the right-of-way</li> <li>Subcanopy trees: 10</li> <li>Shrubs (not including foundation landscaping): 26</li> <li>Plant massing: Two triangular</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Yes</li> <li>• Yes</li> <li>• Yes</li> <li>• Yes</li> </ul>	

Item	Required	Proposed	Meets Code	Comments
	1 shrub per 20lf of frontage (not part of foundation plantings) <ul style="list-style-type: none"> <li>• <math>(458-50)/20 = 20</math> shrubs</li> </ul> Plant massing for 10% of ROW  Of the required canopy trees, 1/50lf should be planted near the street as a street tree <ul style="list-style-type: none"> <li>• <math>(458-120)/50 = 7</math> trees</li> </ul>	masses at entry points <ul style="list-style-type: none"> <li>• Boxwood hedges are provided to screen the parking lot</li> </ul>		
<b>Screening of outdoor storage, loading/unloading</b> <i>(Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)</i>	Loading area must be screened from view from the road	Loading area is behind building and screened from residential area to east by the existing berm and the new landscaping.	Yes	
<b>Transformers/Utility boxes</b> <i>(LDM 6)</i>	<ul style="list-style-type: none"> <li>• A minimum of 2ft. separation between box and the plants</li> <li>• Ground cover below 4" is allowed up to pad.</li> <li>• No plant materials within 8 ft. from the doors</li> </ul>	<ul style="list-style-type: none"> <li>• A transformer is located behind the building</li> <li>• The required screening is provided</li> </ul>	Yes	
<b>Building Foundation Landscape Requirements</b> <i>(Zoning Sec 5.5.3.D)</i>				
<b>Interior site landscaping SF</b> <i>(Zoning Sec 5.5.3.D)</i>	<ul style="list-style-type: none"> <li>• Equals to entire perimeter of the building x 8 with a minimum width of 4 ft.</li> <li>• A: <math>(888-42) \text{ lf} \times 8\text{ft} = 6768 \text{ SF}</math></li> </ul>	A: 7461 sf	Yes	
<i>Building Frontage Landscaping (Zoning Sec 5.5.3.D)</i>	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	North: 89% West: 100% South: 92% East: 79%	Yes	
<b>Detention/Retention Basin Requirements</b> <i>(Zoning Sec. 5.5.3.E &amp; LDM 3)</i>				
<b>Planting requirements</b> <i>(Zoning Sec 5.5.3.E &amp; LDM 3)</i>	<ul style="list-style-type: none"> <li>• Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 lf from permanent water level</li> <li>• 10" to 14" tall grass along sides of basin</li> <li>• Refer to wetland for basin mix</li> </ul>	Underground detention is proposed so no detention landscaping is required.		

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> <li>Deciduous canopy tree 1/35 of east, south and west sides of pond at 10 feet from permanent water level</li> </ul>			
<b>Phragmites and Japanese Knotweed Control</b> (Zoning Sec 5.5.6.B)	<ul style="list-style-type: none"> <li>Any and all populations of Phragmites australis and/or Japanese Knotweed on site shall be included on tree survey.</li> <li>Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site.</li> </ul>	A note on L-1 indicates that no Phragmites or Japanese Knotweed was found on the site	Yes	
<b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b>				
<b>Landscape Notes – Utilize City of Novi Standard Notes</b>				
<b>Installation date</b> (LDM 10)	Provide intended date	Completion by Nov 15.	Yes	
<b>Maintenance &amp; Statement of intent</b> (Zoning Sec 5.5.6 & LDM 10)	<ul style="list-style-type: none"> <li>Include statement of intent to install and guarantee all materials for 2 years.</li> <li>Include a minimum one cultivation in June, July and August for the 2-year warranty period.</li> </ul>	Yes	Yes	
<b>Plant source</b> (LDM 10 & 11)	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
<b>Irrigation plan</b> (LDM 10)	<ul style="list-style-type: none"> <li>A fully automatic irrigation system or a method of providing sufficient water for plant establishment and survival is required on Final Site Plans.</li> <li>If an irrigation system won't be used, note how trees will get sufficient water for establishment and long-term survival</li> </ul>	No		<ol style="list-style-type: none"> <li>Please add an <u>irrigation plan or information as to how plants will be watered sufficiently for establishment and long-term survival.</u></li> <li><u>The system must meet the requirements listed at the bottom of this chart.</u></li> <li><u>If xeriscaping is used, please provide information about plantings included.</u></li> </ol>
<b>Other information</b> (LDM 10)	Required by Planning Commission	NA		

Item	Required	Proposed	Meets Code	Comments	
<b>Establishment period</b> (Zoning Sec 5.5.6 & LDM 10)	<b>2 yr. Guarantee</b>	Yes	Yes		
<b>Approval of substitutions.</b> (Zoning Sec 5.5.5 & LDM 10)	City must approve any substitutions in writing prior to installation.	Yes	Yes		
<b>Plant List (LDM 10 &amp; 11) – Include all cost estimates</b>					
Quantities and sizes	<ul style="list-style-type: none"> <li>At least 50% of species used shall be native to Michigan</li> <li>Tree diversity shall follow guidelines of LDM Section 4</li> <li>Woodland replacement trees are not to be counted in the tree diversity calculation.</li> </ul>	Yes	Yes		
Root type		Yes	Yes		
Botanical and common names (LDM 4 & 11)		<ul style="list-style-type: none"> <li>14 of 24 species used (58%) for non-woodland replacement plantings are native to Michigan</li> <li>Tree diversity is met</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>Yes</li> </ul>		
Type and amount of lawn		<ul style="list-style-type: none"> <li>Only seed is proposed.</li> <li>It is included in the cost table.</li> </ul>	Yes		
Cost estimate (LDM 10)		For all new plantings, mulch and sod as listed on the plan	Yes	Yes	
<b>Planting Details/Info (LDM Part III) – Utilize City of Novi Standard Details</b>					
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes		
Evergreen Tree		No		Not needed	
Multi-stem Tree		Yes	Yes		
Shrub		Yes	Yes		
Perennial/ Ground Cover		Yes	Yes		
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes		
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	<u>Please put the tree protection fence detail on L-1 to accompany the notes.</u>	
<b>Other Plant Material Requirements (LDM 11)</b>					
<b>General Conditions</b>	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes		
<b>Plant Materials &amp; Existing Plant Material</b> (LDM 11)	Clearly show trees to be removed and trees to be saved.	<ul style="list-style-type: none"> <li>Sheet L-1</li> <li>Tree chart showing removals</li> </ul>	Yes		

Item	Required	Proposed	Meets Code	Comments
		is on SP-01a		
<b>Landscape tree credit (LDM 11)</b>	<ul style="list-style-type: none"> <li>• Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA.</li> <li>• Refer to Landscape tree Credit Chart in LDM</li> </ul>	None proposed		
<b>Plant Sizes for ROW, Woodland replacement and others (LDM 11)</b>	<ul style="list-style-type: none"> <li>• Size determined by use detailed in LDM Table 11.b.(2)a.i</li> <li>• Indicate on plant list</li> </ul>	Shown on plant list	Yes	
<b>Plant size credit (LDM 11)</b>	NA	None taken		
<b>Prohibited Plants (LDM 11.b)</b>	No plants on City Invasive Species List	None are proposed	Yes	
<b>Recommended trees for planting under overhead utilities (LDM 11)</b>	Label the distance from the overhead utilities	<ul style="list-style-type: none"> <li>• There are no overhead utility lines along Venture Drive</li> <li>• Overhead lines are east of the property line and don't impact any proposed plantings.</li> </ul>	Yes	
<b>Collected or Transplanted trees (LDM 11)</b>		None		
<b>Nonliving Durable Material: Mulch (LDM 12)</b>	<ul style="list-style-type: none"> <li>• Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth</li> <li>• Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.</li> </ul>	On details	Yes	

**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. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
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.



### Irrigation System Requirements

1. Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
2. The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
3. The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
4. The RPZ must be installed a minimum of 12-inches above FINISHED grade.
5. Attached is a handout that addresses winterization installation requirements to assist with this.
6. A plumbing permit is required.
7. The assembly must be tested after installation with results recorded on the City of Novi test report form.

WOODLAND REVIEW

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**Corporate Headquarters**  
 295 South Water Street, Suite 300  
 Kent, OH 44240  
 800-828-8312

**Local Office**  
 24301 Catherine Industrial Dr., Suite 124  
 Novi, MI 48375

**To:** Lindsay Bell, City of Novi Senior Planner  
 Community Development Department, City of Novi

**From:** Kerry Gray, Principal Consultant  
 Davey Resource Group

**CC:** Barbara McBeth, City Planner  
 Rick Meader, City of Novi Landscape Architect  
 Ian Hogg, City of Novi Planner  
 Heather Zeigler, City of Novi Planner  
 James Hill, City of Novi Planner  
 Douglas Repen, Mannik and Smith Group  
 Peter Murray, Davey Resource Group

**Date:** September 25, 2023

**RE:** Pickleball Novi  
 Woodland Review #1– JSP23-15

Davey Resource Group, Inc. (DRG) has conducted a review of the Preliminary Site Plan submittal for the proposed Pickleball Novi development located on Venture Drive off of Nine Mile Road between Meadowbrook and Novi Road (Parcel Nos. 22-26-401-021, 22-26-401-022, 22-26-401-023). The plan set, prepared by Nowak and Fraus Engineers (dated: 08/29/2023), proposes construction of a pickleball facility and restaurant. DRG reviewed the preliminary site plan for conformance with the City of Novi’s Woodland Protection Ordinance, Chapter 37. Based on our review of the preliminary site plan and the City of Novi Official Regulated Woodlands Map -- City regulated woodlands are present on the site (Figure 1).

**Recommendation:** DRG **recommends approval** of the Pickleball Novi contingent on addressing minor Woodland Review Comments.

The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	YES
Tree Replacement (Chapter 37, Section 37-8) & Financial Guarantee (Chapter 26.5-5)	YES
Tree Protection (Fence) (Chapter 37, Section 37-9) & Financial Guarantee (Chapter 26.5-5)	YES
Woodland Conservation Easement (Chapter 37-30 (e))	YES

## Woodland Impacts

The Pickleball Novi development proposes the disturbance and removal of trees in City of Novi Regulated Woodlands. Trees regulated by Chapter 37 of Novi City Code include those that are 8-inches or greater DBH (diameter at breast height, 4.5-feet above existing grade) located within a regulated woodland and any tree 36-inches or greater DBH, irrespective of whether it is located in a regulated woodland.

DRG conducted a site visit on September 15, 2023 (see site photos). The impacted regulated woodlands are dominated by cottonwood (*Populus deltoides*) and boxelder (*Acer negundo*) and mix of other species, including, white oak (*Quercus alba*), sugar maple (*Acer saccharum*), and black walnut (*Juglans nigra*). The trees on the site range in size from young saplings to trees up to 35" in diameter.

The site contains 114 regulated woodland trees.

- 25 trees are proposed to be preserved.
- 89 regulated trees will be removed and require woodland tree replacements.

The following woodland tree replacements are required:

Tree Size (DBH)	Number of Trees	Ratio Replacement/ Removed Tree	Total Replacements Required
8-11"	29	1	29
12-20"	43	2	86
21-29"	5	3	15
30+"	0	4	0
Multi-Stem	14	Add Stems/8	49
Total			179
Credits for Preserved Non-Regulated Trees Outside of Regulated Woodland			0
Total Replacements (Required Replacements less Credits)			179

**\*Note Sheets L1 and L2 incorrectly calculated the tree replacement credits required for multi-stem trees – see Woodland Review Comment #4 – the total number of replacement credits required is 179 not 176.**

The applicant proposes to plant 56 woodland replacements on site and pay into the City of Novi Tree Fund for the remaining 123 woodland replacement credits.

On sheet L2 "Landscape Plan" the following 56 woodland replacement trees are to be installed on site:

- 16 striped maple (*Acer pensylvanicum*), 2.5" caliper, balled and burlapped
- 11 flowering dogwood (*Cornus florida*), 2.5" caliper, balled and burlapped
- 12 American hophornbeam (*Ostrya virginiana*), 2.5" caliper, balled and burlapped
- 17 red oak (*Quercus rubra*), 2.5" caliper, balled and burlapped

## Woodland Review Comments

1. A **Woodland Use Permit is required** to perform construction on any site containing regulated woodlands. The permit for this site requires Planning Commission approval because there are more than 3 trees proposed to be removed.
2. During the September 15, 2023 site inspection, tree tag #5998, boxelder (*Acer negundo*) had fallen (site photos 4-7) and is no longer required to be inventoried. **Revise plan sheets to remove this tree.**
3. **Sheet L1.** Revise sheet L1 to include tree protection fencing around tree tag #5933 (site photo 2). This tree is indicated for preservation on sheet SP-01a, "List of Surveyed Trees".
4. **Sheets L1 and L2.** The calculation for tree replacement credits of multi-stem trees is incorrect. To calculate, sum the diameter of all multi-stem trees (393" diameter) and divide by 8. **Revise the plant schedule on sheet L2 "Landscape Plan" and the replacement summary table on sheet L1 "Tree Preservation Plan"** to reflect 49 multi-stem tree replacement credits are required.
5. **Financial Guarantees.** The following Financial Guarantees and/or City of Novi Tree Fund payments are required prior to issuance of the City of Novi Woodland Use Permit.
  - a) A **woodland fence guarantee of \$6,000** (\$5,000 x 120%) is required per Chapter 26.5-37. The financial guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit.
    1. To calculate the woodland fence inspection fees – provide on Sheet L1 the cost to stake, install and remove the tree protection fencing.
  - b) A **Woodland Replacement Financial Guarantee of \$22,400** (56 woodland replacements x \$400 per woodland replacement credit) is required as part of the Woodland Use Permit fees to ensure planting of on-site Woodland Replacement tree credits.

Based on inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement Financial Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection. Following acceptance of the planted woodland replacement trees, a 2-year performance bond must be paid to ensure the continued health and survival of the replacement trees.

- c) The applicant will be required to pay **\$ 49,200 into the City of Novi Tree Fund (123 trees x \$400 per woodland replacement credit)** for woodland replacements not planted on site. This payment is non-refundable.
- d) **The applicant shall guarantee trees for two (2) growing seasons after installation and the City's acceptance**, per The City's Performance Guarantees Ordinance. **A two-year maintenance bond in the amount \$5,600** (twenty-five (25) percent of the value of the trees but in no case less than one thousand dollars (\$1,000.00)), shall be required to ensure the continued health of the trees following acceptance (Chapter 26.5, Section 26.5-37). Based on a successful inspection two (2) years after installation of the on-site Woodland Replacement trees, the Woodland Replacement Performance Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection.



Figure 1. City of Novi Regulated Woodland Map

*Bold red line = property boundary;  
Green areas = City-regulated woodlands*

Site Photos



Site Photo 1. East view of property.



Site Photo 2. Tree protection fence required for tree # 5933 - Austrian pine (*Pinus nigra*).



Site Photo 3. Berm with tree #s 5587 – 5906 to be preserved.



Site Photos 4-7. Tree tag #5998, boxelder (*Acer negundo*) intended for preservation has been uprooted and is on the ground



## TRAFFIC REVIEW

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AECOM  
 39575 Lewis Dr, Ste 400  
 Novi  
 MI, 48377  
 USA  
 aecom.com

**Project name:**  
 JSP23-15 – Pickleball Novi Preliminary Traffic Review

**From:**  
 AECOM

**Date:**  
 October 2, 2023

**To:**  
 Barbara McBeth, AICP  
 City of Novi  
 45175 10 Mile Road  
 Novi, Michigan 48375

**CC:**  
 Lindsay Bell, James Hill, Ian Hogg, Heather Zeigler,  
 Humna Anjum, Diana Shanahan, Adam Yako

# Memo

**Subject:** JSP23-15 – Pickleball Novi Preliminary Traffic Review

The preliminary site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward as long as the comments below are addressed to the satisfaction of the City.

## GENERAL COMMENTS

1. The applicant, Dan Dempsey, is proposing a 45,089 SF facility that includes 13 pickleball courts.
2. The development is located Venture Drive, north of Nine Mile Road. Venture Drive is under the jurisdiction of the City of Novi.
3. The site is zoned I-1 (Light Industrial).
4. There are no traffic related deviations required at this time.

## TRAFFIC IMPACTS

1. AECOM was unable to perform an initial trip generation based on the ITE Trip Generation Manual, 11<sup>th</sup> Edition, as there is insufficient data for the land use.

ITE Code: 491 – Racquet/Tennis Club  
 Development-specific Quantity: 13 Courts  
 Zoning Change: None

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
<b>AM Peak-Hour Trips</b>	Not Available	Not Available	100	No
<b>PM Peak-Hour Trips</b>	50	50	100	No
<b>Daily (One-Directional) Trips</b>	360	180	750	No

2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

### Trip Impact Study Recommendation

Type of Study:	Justification
<b>Parking Study</b>	A parking study was submitted and reviewed under a separate letter.

## TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii   O <a href="#">Figure IX.3</a>	20'	Met	
2	Driveway Width   O <a href="#">Figure IX.3</a>	25'	Met	Within range, could increase to standard width of 30'.
3	Driveway Taper   O <a href="#">Figure IX.11</a>	-	N/A	
3a	Taper length	-	N/A	
3b	Tangent	-	N/A	
4	Emergency Access   O <a href="#">11-194.a.19</a>	2 Driveways	Met	
5	Driveway sight distance   O <a href="#">Figure VIII-E</a>	Not Indicated	N/A	For major through roads.
6	Driveway spacing			
6a	Same-side   O <a href="#">11.216.d.1.d</a>	160'	Met	
6b	Opposite side   O <a href="#">11.216.d.1.e</a>	100' at northern driveway	Met	Southern driveway is located across from existing driveway on west side of Venture Drive.
7	External coordination (Road agency)	-	N/A	
8	External Sidewalk   <a href="#">Master Plan &amp; EDM</a>	-	N/A	Not required per Master Plan.
9	Sidewalk Ramps   <a href="#">EDM 7.4 &amp; R-28-J</a>	-	N/A	
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone   <a href="#">ZO 5.4</a>	720 SF in rear	Met	
12	Trash receptacle   <a href="#">ZO 5.4.4</a>	In NE corner	Met	Trash pickup times listed in plans as between 7 and 8 AM on weekdays.

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane   <a href="#">ZO 5.3.2</a>	24'	Met	
15	End islands   <a href="#">ZO 5.3.12</a>			
15a	Adjacent to a travel way	Indicated, 15' Radius	Met	
15b	Internal to parking bays	Indicated	Met	May be length of parking spaces and not required to be 3' shorter.
16	Parking spaces   <a href="#">ZO 5.2.12</a>	Setbacks indicated	Met	
17	Adjacent parking spaces   <a href="#">ZO 5.5.3.C.ii.i</a>	<16 spaces without an island	Met	
18	Parking space length   <a href="#">ZO 5.3.2</a>	17' and 19.5'	Met	
19	Parking space Width   <a href="#">ZO 5.3.2</a>	9'	Met	
20	Parking space front curb height   <a href="#">ZO 5.3.2</a>	Not indicated on site plan	<b>Partially Met</b>	<b>Indicate on site plan in future submittal. 4" curb required at 17' parking spaces only, grading plan shows 4" at 19' spaces.</b>
21	Accessible parking – number   <a href="#">ADA</a>	5	Met	
22	Accessible parking – size   <a href="#">ADA</a>	8' with 5' and 8' aisles	Met	
23	Number of Van-accessible space   <a href="#">ADA</a>	1	Met	
24	Bicycle parking			
24a	Requirement   <a href="#">ZO 5.16.1</a>	8 spaces	Met	
24b	Location   <a href="#">ZO 5.16.1</a>	Indicated	Met	
24c	Clear path from Street   <a href="#">ZO 5.16.1</a>	Indicated	Met	
24d	Height of rack   <a href="#">ZO 5.16.5.B</a>	3'	Met	
24e	Other (Covered / Layout)   <a href="#">ZO 5.16.1</a>	Indicated	<b>Partially Met</b>	<b>Refer to Section 5.16.6 for standard layout dimensions between the racks.</b>
25	Sidewalk – min 5' wide   <a href="#">Master Plan</a>	7' and 8', includes 2' overhang	Met	
26	Sidewalk ramps   <a href="#">EDM 7.4 &amp; R-28-J</a>	Indicated	Met	Detail is included.
27	Sidewalk – distance back of curb   <a href="#">EDM 7.4</a>	No offset	Met	Majority of sidewalk abuts parking spaces.
28	Cul-De-Sac   O <a href="#">Figure VIII-F</a>	-	N/A	
29	EyeBrow   O <a href="#">Figure VIII-G</a>	-	N/A	
30	Turnaround   <a href="#">ZO 5.10</a>	-	N/A	
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes   <a href="#">MMUTCD</a>	Included	Met	
33	Signing table: quantities and sizes	Included	Met	
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post   <a href="#">MMUTCD</a>	Included	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post   <a href="#">MMUTCD</a>	Included	Met	
36	Sign bottom height of 7' from final grade   <a href="#">MMUTCD</a>	Included	Met	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign   <a href="#">MMUTCD</a>	Included	Met	
38	FHWA Standard Alphabet series used for all sign language   <a href="#">MMUTCD</a>	Included	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity   <a href="#">MMUTCD</a>	Included	Met	
40	Parking space striping notes	Included	Met	
41	The international symbol for accessibility pavement markings   ADA	Not Included	<b>Not Met</b>	<b>Include pavement marking detail in future submittal.</b>
42	Crosswalk pavement marking detail	-	N/A	
43	Any Other Comments:	<b>There is a no parking sign detail on sheet SP-02 but that sign is not included in the sign quantities table or shown on the site plan.</b>		

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

**AECOM**



Paula K. Johnson, PE  
Senior Transportation Engineer



Saumil Shah, PMP  
Project Manager

## FAÇADE REVIEW

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September 12, 2023

City of Novi Planning Department  
 45175 W. 10 Mile Rd.  
 Novi, MI 48375-3024

*Façade Review Status Summary:*  
**Approved, Full Compliance**

**Re: Façade Review, Pickleball Novi, JSP23-15**  
 Façade Region: 3, Zoning District: I-1

Dear Ms. McBeth;


The following Façade Review for Preliminary Site Plan Approval is based on the drawings prepared by Finnicum Brownlie Architects, dated 5/22/23. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) are shown in the right-hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

<b>Façade Region 3</b>	West (Front)	East	North	South	Ordinance Maximum
CMU, Split Faced, Charcoal (3A)	14%	17%	24%	16%	25%
CMU, Burnished, Single Score, Charcoal (3B)	11%	13%	19%	10%	75%
CMU (all types combined)	25%	30%	43%	26%	75%
Insulated Metal Panels, Flat, Regal White	75%	70%	57%	74%	75%

As shown above, all proposed façade materials are in full compliance with the Façade Ordinance. The building cross section on sheet A-7 indicates that screening of all HVAC units has been efficiently integrated into the buildings design. The dumpster enclosure is proposed to be constructed of Split Faced Concrete Masonry Units (CMU) to match the building. The applicant should provide color samples of all façade materials at the time of the Planning Commission meeting.

**Inspections** - The Façade Ordinance requires inspection of the facade materials listed above upon delivery and prior to installation. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link.  
<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

Sincerely,  
 DRN & Associates, Architects PC



Douglas R. Necci, AIA

## FIRE REVIEW

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September 18, 2023

TO: Barbara McBeth - City Planner  
Lindsay Bell - Plan Review Center  
Ian Hogg – Plan Review Center  
James Hill – Plan Review Center  
Heather Zeigler – Plan Review Center  
Diana Shanahan – Planning Assistant

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Laura Marie Casey

Hugh Crawford

Justin Fischer

Brian Smith

Ericka Thomas

**City Manager**  
Victor Cardenas

**Director of Public Safety**  
**Chief of Police**  
Erick W. Zinser

**Fire Chief**  
John B. Martin

**Assistant Chief of Police**  
Scott R. Baetens

**Assistant Fire Chief**

RE: Pickleball

**PSP# 23-0040**

Pre-App23-0009

**Project Description:**

**Construct a single story 45,089 sq. ft. building off Venture Dr.**

**Comments:**

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- Fire lanes will be designated by the Fire Chief or his designee when it is deemed necessary and shall comply with the Fire Prevention Ordinances adopted by the City of Novi. The location of all “fire lane – no parking” signs are to be shown on the site plans. **(Fire Prevention Ord.)**
- The minimum width of a posted fire lane is 20 feet. The minimum height of a posted fire lane is 14 feet. **(D.C.S Sec. 158-99(a).)**
- **Corrected 9-18-23 KSP**-Fire apparatus access drives to and from buildings through parking lots shall have a minimum fifty (50) feet outside turning radius and designed to support a minimum of thirty-five (35) tons. **(D.C.S. Sec 11-239(b)(5)), Southeast corner of parking lot.**
- Water mains greater than 25’ shall be at least 8” in diameter. Shall be put on plans for review. **(D.S.C. Sec.11-68(C)(1)(c))**
- Fire hydrant spacing shall be measured as “hose laying distance” from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure.
- Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall

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

cityofnovi.org

be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec. 11-68 (f)(1)c)**

- With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved. **(International Fire Code 912.2)**
- Proximity to hydrant: In any building or structure required to be equipped with a fire department connection, the connection shall be located within one hundred (100) feet of a fire hydrant. **(Fire Prevention Ord. Sec. 15-17 912.2.3)**
- **Corrected 9-18-23 KSP-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.
- Water mains and fire hydrants shall be installed prior to construction above the foundation. Note this on all plans.
- Fire lead to the structure shall be separate from the domestic lead. Note this on the plans.

**Recommendation:**

Approved with Conditions

Sincerely,

A handwritten signature in black ink, appearing to read 'KSP', with a long horizontal flourish extending to the right.

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

cc: file

APPLICANT RESPONSE LETTERS

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## FINNICUM BROWNLIE ARCHITECTS

**PICKLEBALL NOVI – Response to Preapplication Review - May 22, 2023**

**Date: May 28, 2024**

### **TRANSMITTAL**

**Project Name: JSP23-15 Pickleball Novi**

**Submitted to: Lindsay Bell for distribution to Novi Staff and Consultant Team**

**Submitted by:**

**Dan Dempsey, Owner  
Finnicum Brownlie Architects, Project Architect  
Nowak & Fraus Engineers, Civil Engineer**

**Description:**

**Attached please find a detailed response letters addressing all of the architectural and engineering comments from all of the review letters and a request for all required waivers/variances.**



**PICKLEBALL NOVI – Response to Preapplication Review - May 22, 2023**

**Date: May 28, 2024**

**Project Name: JSP23-15 Pickleball Novi**

**Submitted to: City of Novi Staff and Consultant Team**

**Submitted by:**

**Dan Dempsey, Owner  
Finnicum Brownlie Architects, Project Architect  
Nowak & Fraus Engineers, Civil Engineer**

**Description:**

**Below please find a detailed response addressing all of the comments from all of the review letters and a request for all required waivers/variances.**

**Planning Review**

**Recommendation**

Planning recommends approval of the revised Preliminary Site Plan, with the condition that the required waivers and variances are approved by the Planning Commission or Zoning Board of Appeals, as applicable. The required waivers and variances to requirements of the Zoning Ordinance are:

**Section 3.1.18.D, Section 3.14.5, Parking Setbacks:** 100 FT required adjacent to residential zoning, 61.5 FT proposed, a variance of 38.5 FT is required.

**Section 3.14.5, Parcels abutting residential district:** A waiver to the required height of the landscaped berm is required to allow using the existing berm which has mature vegetation.

**Section 5.2.12.E as amended December 26, 2019, Number of Parking Spaces:** 151 parking spaces are required. 142 are proposed on-site. A variance of 9 spaces will be sought from the Zoning Board of Appeals.

**Special Land Use Considerations**

1. Relative to other feasible uses of the site, the proposed recreational use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress, and egress, accel/decel lanes, off-street parking, off-street loading and unloading, travel times and thoroughfare level of service. All engineering standards are met, and the traffic generated is substantially below the city threshold.
2. Relative to other feasible uses of the site, the proposed recreational use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area.
3. Relative to other feasible uses of the site, the proposed recreational use is compatible with the natural features and characteristics of the land, including the existing woodlands, wetlands, watercourses, and wildlife habitats. Woodland

tree loss is proposed to be mitigated by replacement trees and other required landscaping that will re-establish the natural habitat. There are no wetlands or watercourses.

4. Relative to other feasible uses of the site, the proposed recreational use is compatible with the adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. All requirements for screening, sound attenuation, lighting control, traffic, and storm water management for sites adjoining residential zoning have been met.
5. Relative to other feasible uses of the site, the proposed recreational use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use.
6. Relative to other feasible uses of the site, the proposed recreational use will promote the use of land in a socially and economically desirable manner. Pickleball is a highly popular recreational activity that promotes social interaction and physical fitness. Pickleball Novi will be a destination for residents of Novi and surrounding communities, drawing economic activity to Novi daily, and increasing the City's tax base.
7. Relative to other feasible uses of the site, the proposed recreational use is:
  - a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
  - b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

#### **Ordinance Requirements**

1. Noise Impact Statement: Per Exhibit 9 of the sound study prepared by Kolano and Saha Engineers, a 10-foot sound barrier will be installed on three sides of the outdoor pickleball courts. The courts will not be utilized after 10:00 PM. Sound barrier details and material samples have been submitted.
2. The proposed restaurant is entirely incidental to the primary recreational use - playing pickleball. The availability of food is common in the recreational and entertainment industries. It is essential in providing a comprehensive club experience. Combining the love of sport with food and drink brings many benefits to the club members. The convenience of a restaurant on premises is a perfect opportunity for members to relax and refuel after a match. The restaurant is a hub for members to socialize and build connections; its welcoming, comfortable atmosphere allows players to unwind and bond with friends and competitors. There will be a symbiotic relationship between the sport side of the club and the restaurant. Camaraderie, good food, and sports competition is the winning formula for a healthy pickleball club.
4. A 100 FT setback is required adjacent to the residential zoning district and 61.6 FT is proposed. A request for a variance of 38.5 FT from the Zoning Board of Appeals has been submitted.
5. 151 parking spaces are required by the zoning ordinance. 142 on-site parking spaces are proposed. See the response to the AECOM review. A variance of 9 spaces will be sought. An application to the ZBA has been submitted

## **Planning Review Chart: I-1 light Industrial Zoning District**

### **Zoning and Use Requirements**

See Special Land Use considerations 1-7, and Ordinance Requirements, 1 -5 above.

Per Exhibit 9 of the sound study prepared by Kolano and Saha Engineers, a 10-foot sound barrier will be installed on three sides of the outdoor pickleball courts. The courts will not be utilized after 10:00 PM. A sample of the sound-deadening material has been submitted to the planning department.

### **Parking Setbacks**

A 100 FT setback is required adjacent to the residential zoning district and 61.6 FT is proposed. A variance of 38.5 FT will be requested from the Zoning Board of Appeals. A densely planted landscaped berm and a 3'-4" to 5'-4" high retaining wall will effectively, visually isolate the parking from the residential zoning district. The ordinance sound threshold is met.

### **Note to District Standards**

Off-street parking in side and rear yards is required to be setback 100 feet from a residential district; 61.5 FT is proposed. A variance of 38.5 FT will be sought. See Parking Setbacks above.

### **I-1 District Required Conditions**

Sec. 3.14.5 - The site proposes to maintain the existing berm and vegetation along the east property line, along with additional plantings for screening (see landscape plans). This will help to keep mature screening in place while limiting sight/noise from construction. A waiver is required. The retaining wall adjacent to the parking area is proposed to be 3'-4" high with the center 96 FT 5'-4" high. An elevation of the retaining wall has been added to Sheet A6.

It is acknowledged that as part of the site plan approval, the Planning Commission will decide the scale, size, building design, façade materials, landscaping and the activity of use is such that current and future adjacent residential uses will be protected from any adverse impacts.

It is acknowledged that as part of the site plan approval, the Planning Commission will decide the intended truck delivery service can be effectively handled without long term truck parking on site.

It is acknowledged that as part of the site plan approval, the Planning Commission will decide the lighting, noise, vibration, odor, and other possible impacts are in compliance with standards and intent of this article and performance standards of Section 5.14.

### **Parking and Loading Requirements**

151 parking spaces are required. 142 are proposed on-site. A variance of 9 spaces will be sought from the Zoning Board of Appeals.

### **Other Permits and Approvals**

The building sign location and constraints are shown on sheet SP-02. The sign design is to be determined.



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

## **Engineering Review**

### ***General***

1. Only at the time of the printed Stamping Set submittal, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), paving (2 sheets). The most updated details can be found on the City's website under Engineering Standards and Construction Details. **Noted. Details to be included at Stamping Set submittal only.**
2. A Right-of-Way Permit will be required from the City of Novi. **Noted. Permit to be applied for during final site plan process.**
3. Label the site distance length provided, for this road the minimum site distance should be 260'. **Label to be added as necessary during final site plan.**
4. Provide a construction materials table on the utility plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed. **Materials table to be provided during final site plan.**
5. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained. **Utility crossing table to be provided during final site plan.**
6. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance. **Final plans will show required separation from easements, as noted.**
7. The grading and SESC sheets shall show the tree fence at least as far from the trunk as the critical root zone, defined as a circular area around a tree with a radius measured to the tree's longest dripline radius plus one (1) foot. No grading shall occur within the dripline. If the critical root zone is not fully protected, then replacements for that tree may be required. **Understood. Tree fence will be shown as noted on final site plan.**

### ***Water Main***

8. Per current EGLE requirement, provide a profile for all proposed water main 8- inch and larger. **Noted. Profiles to be included in final site plan package.**
9. Provide water main basis with final site plan submittal. **Water main BOD to be included in final site plan.**
10. A sealed set of utility plans along with the Michigan Department of Environment, Great Lakes & Energy (EGLE) permit application for water main construction, the Streamlined Water Main Permit Checklist, Contaminated Site Evaluation Checklist, and an electronic version of the utility plan should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets. **Noted. Package to be submitted with final site plan package.**
11. One full section centered at each crossing should be shown in the profile provided at time of final site plan submittal. **Note to be included in final site plan package.**



### **Irrigation Comments**

12. Plan will be provided with final site plan submittal. **Confirmed.**

### **Sanitary Sewer**

13. Illustrate all pipes intersecting with manholes on the sanitary profiles. **Final pipe crossings and profiles to be included in final site plan package.**

### **Storm Sewer**

14. Additional details will be provided with final site plan submittal. **Confirmed.**

### **Storm Water Management Plan**

15. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual (updated Jan 31, 2024). **Understood.**
16. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the underground detention area from the public road right-of-way. **Noted. Easement to be provided in final site plan package.**
17. Provide manufacturer's details and sizing calculations for the pretreatment structure(s) on the plans. Provide drainage area and runoff coefficient calculations specific to the area tributary to each treatment structure. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr). Higher flows shall be bypassed. **Noted. Manufacturer's package to be submitted with final site plan package.**
18. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year). Provide elevations of underground detention system. **Details to be included in final site plan package.**
19. The flow restriction shall be accomplished by methods other than a pipe restriction in an oversized pipe due to the potential for clogging and restrictor removal. A perforated standpipe, weir design, baffle wall, etc. should be utilized instead. **Weir design is included in Structure #1 on Sheet SP-06a. This will continue forward to final site plan package.**

### **Underground Storage**

20. Provide the overland routing that would occur in the event the underground system cannot accept flow. This route shall be directed to a recognized drainage course or drainage system. **Overland route is shown on Sheet SP-05 and maintains existing condition.**
21. Provide an underdrain along the downstream side of the underground detention system which is tied into a manhole as a means of secondary storm water conveyance to the outlet. **Underdrain is included on Sheet SP-06.**
22. Provide a table or note addressing the required bedding depth vs. bearing capacity of the underlying soils in the vicinity of the underground detention system per the manufacturer's specifications. **Will be included in final site plan package. Reference to be made to geotechnical report.**

23. Provide a note on the plans stating the City's inspecting engineers shall verify the bearing capacity of the native soils to verify an adequate bedding depth is provided. **Note is included on Sheet SP-06.**
24. Provide a note on the underground detention detail that aggregate porosity will be tested, and results provided to the City's inspecting engineers. **Note is included on Sheet SP-06.**
25. Provide inspection ports throughout the underground detention system at the midpoint of all storage rows. Additional inspection ports may be required for systems larger than 200 feet. One inspection port every 50 feet for isolator row. **Noted. Manufacturer's package to be submitted with final site plan package.**
26. Inspection ports shall be a minimum of 8-inches. **Noted. Manufacturer's package to be submitted with final site plan package.**
27. For piped/chamber systems the underground storage system shall include 4- foot diameter manholes at one end of each row for maintenance access purposes. **Noted. Manufacturer's package to be submitted with final site plan package.**
28. Provide critical elevations for the detention system. Also, provide a cross-section for the underground detention system. Ensure that there is at least 1 foot of freeboard between the 100-year elevation and the subgrade elevation beneath the pavement. **Noted. Manufacturer's package to be submitted with final site plan package.**

### ***Paving & Grading***

29. Retaining wall sheets shall be signed and sealed by the design engineer responsible for the proposed retaining wall design and all associated calculations. Additional retaining wall details must be provided at time of final site plan submittal. Provide height of the wall, length of the wall and materials to be used. **Noted. Final wall package to be signed/sealed by structural engineer.**
30. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces. **Noted. Package to be submitted with final site plan package.**
31. Label specific ramp locations on the plans where the detectable warning surface is to be installed. **Noted. To be included with final site plan package.**
32. Specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Division. Stamped concrete will not be acceptable. **Noted. To be included with final site plan package.**
33. **Not in use.**
34. Provide Dumpster Pad details, 8" concrete on 8" 21 AA aggregate base. Note: Dumpster pad shall extend minimum 10' beyond dumpster enclosure. **Noted. To be included with final site plan package.**
35. Retaining walls that are 48-inches or larger shall need a permit from Building Department. **Noted. Building Permit to be applied for at time of final site plan package.**
36. A retaining wall that has a grade change of 30" or more within a 3' horizontal distance will require a guardrail. **Noted. To be included with final site plan package.**

### ***Soil Erosion and Sediment Control***

37. An SESC permit is required. A full review has not been completed at this time. A review will be done when a completed packet is submitted to Sarah Marchioni at Community Development. **Noted.**

**The following must be submitted with the Final Site Plan:**

38. 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. **Noted. To be included with final site plan package.**
39. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. The estimate must be itemized for each utility (water, sanitary, storm sewer), on-site paving (square yardage, should include number do detectable warning plates), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre- treatment structure and restoration). **Noted. To be included with final site plan package.**
40. Due to the above comments, the itemized construction cost estimate should be revised and resubmitted to the Community Development Department for the determination of plan review and construction inspection fees. **Noted. To be included with final site plan package.**

**The following must be submitted with the Stamping Set:**

Legal review transmittal shall be provided with the final site plan review letter. Links to the PDF copy of the easements are below, word document versions of each legal document can be found on the City's Website under Forms and Permits)

41. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website. **Noted. To be included with stamping set package.**
42. A draft copy of the 20-foot-wide Watermain System Easement onsite must be submitted to the Community Development Department. **Noted. To be included with stamping set package.**
43. A draft copy of the 20-foot-wide Sanitary Sewer Monitoring Manhole Access Easement onsite must be submitted to the Community Development Department. **Noted. To be included with stamping set package.**

**The following must be addressed prior to construction:**

44. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430). Be advised that scheduling the pre-construction meeting can take 2-4 weeks. **Noted. Meeting to be coordinated once approvals are received.**
45. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit. **Noted. Meeting to be coordinated once approvals are received.**
46. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Ted Meadows at 248-844- 5400 for more information. **Noted. To be coordinated once approvals are received.**
47. Construction inspection fees in the amount of \$61,716.31 must be paid to the Community Development Department. **\*\*fees are subject to change. Noted. To be coordinated once approvals are received.**

48. Legal escrow fees in the amount of \$TBD must be deposited with the Community Development Department. All unused escrow will be returned to the payee at the end of the project (except for escrows that are \$50 or less). This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents. \*\*fees are subject to change. **Noted. To be coordinated once approvals are received.**
49. A storm water performance guarantee in the amount of \$21,000.00(Equal to 120% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department. **Noted. To be coordinated once approvals are received.**
50. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Treasury Department at 248-347-0498 to determine the amount of these fees. **Noted. To be coordinated once approvals are received.**
51. A street sign financial guarantee in the amount of \$3,200.00(\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards. **Noted. To be coordinated once approvals are received.**
52. A traffic control inspection fee of \$TBD must be paid to Community Development. This fee is the inspection of traffic control items such as signs, striping, curbs, parking stalls, sidewalk, detectable warning surfaces, and temporary pavement markings. **Noted. To be coordinated once approvals are received.**
53. 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. **Noted. To be coordinated once approvals are received.**
54. A permit for all proposed work activities within the road right-of-way must be obtained from the City of Novi. This application is available from the City Engineering Division or on the city website (Right-of-Way Permit Application) and can be filed once the Final Site Plan has been submitted. Please contact the Engineering Division at 248-347-0454 for further information. Please submit the cover sheet, standard details, and plan sheets applicable to the permit only. **Noted. To be included with final site plan package.**
55. An Act 399 Permit for Community Water Supply Systems for water main construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the water main plans have been approved. Please submit the cover sheet, overall utility sheet, standard details, and plan/profile sheets applicable to the permit. **Noted. To be included with final site plan package.**
56. Part 41 permit will not be required for sanitary lead. **Noted. No comments to address.**
57. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resources Commissioner (OCWRC). **Noted. To be coordinated once approvals are received.**
58. Permits for the construction of each retaining wall exceeding 48 inches in height (measured from bottom of the footing to top of the wall) must be obtained from the Community Development Department (248-347-0415). **Noted. To be coordinated once approvals are received.**

**The following must be addressed prior to issuance of a Temporary Certificate of Occupancy (TCO) approval for the development:**

59. The amount of the incomplete site work performance guarantee for any outstanding site improvement items (limited to top course of pavement and other minor items), is calculated at 1.2 times the amount required to complete the site improvements (as specified in the Performance Guarantee Ordinance). **Noted. To be coordinated once approvals are received.**

60. All easements and agreements referenced above, must be executed, notarized and approved by the City Attorney and Engineering Division. **Noted. To be coordinated once approvals are received.**
61. A Bill of Sale for the Utilities conveying the improvements to the City of Novi must be submitted to the Community Development Department. **Noted. To be coordinated once approvals are received.**
62. The City's consultant Engineer Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances. **Noted. To be coordinated once construction is complete.**
63. Submit to the Community Development Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid. **Noted. To be coordinated once approvals are received.**
64. Submit a Maintenance Bond to the Community Development Department in the amount of \$9,996.25 (Equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date that the Utility Acceptance Permit is issued by the City of Novi Engineering Division. This document is available on the City's website under Forms and Permits. **Noted. To be coordinated once approvals are received.**
65. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or provide a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process. **Noted. To be coordinated once approvals are received.**

**Summary:**

We believe the changes outlined herein, along with the necessary waivers and variances, bring the plans into full compliance with all applicable City requirements.

We look forward to discussing this matter at the next available Planning Commission meeting. Please do not hesitate to call should there be any questions regarding this matter.

Respectfully yours,  
Finnicum Brownlie Architects



William Finnicum AIA NCARB

# NOISE IMPACT STUDY

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2023-060  
July 31, 2023

Mr. William Finnicum  
Sr. Project Manager Design & Compliance  
Finnicum Brownlie Architects  
P.O. Box 250650  
Franklin, MI 48025

Subject: **Recreation Club Community Impact Study of Noise Levels**  
re: Pickleball Novi  
Novi, MI

Dear Mr. Finnicum:

At your request, Kolano and Saha Engineers, Inc. (K&SE) has conducted an investigation to predict the property line sound levels expected from the operation of the proposed Pickleball Novi club. This includes a review of outdoor pickleball courts, outdoor bocci ball courts, building mechanical equipment, and the parking lot. These sound levels were evaluated against the City of Novi Ordinance noise limits, and compared to local ambient sound levels.

### **Proposed Site**

The location of the proposed pickleball club is on Venture Drive, north of Nine Mile Road. Properties to the east are zoned residential, while all other adjacent properties are zoned industrial. The City of Novi noise code limits apply at all respective property lines for residential and industrial receiving land use. **EXHIBIT 1** provides an aerial view of the site with the proposed building, drives and parking lot, as well as the adjacent properties.

Sound level predictions were based on the location of various site elements including property lines, the building, mechanical equipment, parking lot, topography, and outdoor pickleball and bocci courts. Additionally, the predictions utilized manufacturer sound data for mechanical equipment, and K&SE measured sound levels for pickleball, bocce, and truck activities. The following documents were utilized for the predictions:

- Finnicum Brownlie Architects drawings: Pickleball Novi – Preliminary Site Plan & Architectural Drawings, dated 5/22/2023.
- Nowak & Fraus Engineers drawings: Lots No. 22650, 22700, & 22750 Boundary & Topographic Survey, dated 5/18/2023.



### **City of Novi Noise Code**

The City of Novi Code, Zoning Ordinance, *Section 5.14 Performance Standards, Subsection 10 Noise*, restricts property line noise levels to 75dB(A) daytime and a 70dB(A) nighttime for business and commercial zones. Furthermore, it restricts property line noise levels to 60dB(A) daytime and 55dB(A) nighttime for residential zones. Daytime is defined as 7AM – 10PM with Nighttime occupying 10PM – 7AM.

Based on the information we have been provided, the hours of operation are expected to be:

- Club open from 8 AM to 11 PM (club hours)
- Outdoor courts open from 10 AM to 8 PM
- Restaurant and bar open from Noon to 10 PM.
- Snack bar on the first floor from 8 AM - 11 PM.

It is expected that the roof top mechanical equipment may operate 24 hours a day to maintain building environmental conditions, though equipment specific to the kitchen will only operate during restaurant hours, such as the kitchen exhaust fans.

Furthermore, additional restrictions in the Novi Code of Ordinances help reduce the impact of delivery trucks and other motor vehicles in *Section 22-100*. This ordinance regulates idling, standing and loading/unloading of motor vehicles. The purpose of this section is to limit ‘*exhaust and noise from standing, idling, and loading/unloading of motor vehicles*’ which can present an ‘*unreasonable risk to the general health safety and welfare of the community and otherwise presents a nuisance to residents living in close proximity.*’ Under this ordinance, the period of time between 8PM and 7AM is protected for residents within 400 feet of said activities to enjoy the use of their property without undue impact from idling, standing, loading/unloading of motor vehicles. The proposed loading/unloading zone for the Pickleball Novi club is within 400 feet of a residential property, and therefore will need to operate between 7AM and 8PM.

### **On-Site Sound Level Measurements**

On July 12th and 13th, 2023, we measured the ambient sound levels at the proposed Pickleball Novi site. We used a Brüel & Kjær 2270 environmental noise analyzer with a precision<sup>1</sup> outdoor microphone assembly to record sound levels for a continuous 48-hour period. The equipment was calibrated before and after the measurements using an acoustic calibrator that is traceable to the National Institute for Standards and Technology.

Measurements were conducted along the east side of the site, adjacent to residential properties. The results of these sound level measurements are provided in **EXHIBITS 2 & 3**.

The results of the measurements show that, between the hours of 8AM and 11PM, excluding extraneous events, the ambient sound levels in this area regularly vary between 40 and 50 dB(A). Sound in this area is from local businesses, traffic on Venture Drive, traffic on Nine Mile Road, Trains, local residential activities, and natural sounds (birds, bugs, wind, etc.).

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<sup>1</sup> Precision sound level equipment as defined by ANSI S1.4 has Type 1 classification.

### **Advanced Computer Modeling Noise Prediction**

Sound is a physical phenomenon that can be readily predicted with reasonable accuracy. In order to evaluate the sounds created from the proposed pickleball club and determine what noise impact may occur at the site boundaries, we developed an advanced outdoor three-dimensional acoustical model. This model allows accurate prediction of sound levels created by the operation of the pickleball & bocce ball courts, building mechanical systems, and vehicles operations in the parking lot. The computer program we use for this modeling relies on international standards (such as ISO 9613) to properly calculate and predict sound levels. The computer program relies on user inputs of terrain, structures, foliage, obstacles, sound reflective and absorptive surfaces, receiver positions, as well as the type of sound source, including point sources (small individual devices, such as small fans), line sources (numerous sources in a line, such as road traffic), and area sources (sources with large surface areas, such as transformers). By using this predictive tool, we have constructed a virtual acoustic model of the proposed pickleball club site and have developed sound level predictions for it.

### **Building Rooftop Mechanical Equipment**

Building mechanical systems are expected to primarily consist of roof top air handling units and ventilation fans and will be located on the roof of the 2-story central section of the building. Sound level data used for these mechanical systems is based on manufacturer data of typical units for this size and type of building. Our modeling assumes a worst-case scenario with all units operating simultaneously at nighttime on a continuous basis. The predicted sound level contour plots with this equipment operating are shown in **EXHIBIT 4**. The predicted sound level for the rooftop mechanical equipment is expected to be below all applicable ordinance noise limits.

### **Delivery Trucks Traveling on Site**

The pickleball club is expected to receive deliveries at various times during daytime business hours. Cargo vans and box trucks are expected make these periodic deliveries of restaurant, athletic and business supplies. Trucks are expected to enter the site from the south entrance on Venture Drive, travel along the access drive/parking lot to designated loading zone. Trucks will then exit from the north entrance/exit back to Venture Drive. Deliveries are expected to be received adjacent to the northeast corner of the building in a designated loading zone. Utilizing the outdoor computer model and our database of sound levels for delivery truck movements, we used the loudest vehicle expected to enter the Pickleball Novi site and placed these operations in locations where they would be expected to create noise that will impact the adjacent properties.

**EXHIBITS 5 & 6** provide the modeled configurations for a worst-case scenario of trucks making deliveries on the site. The noise from these delivery trucks is expected to be below the daytime ordinance limit of 75 dB(A) at the nearby commercial properties and below the daytime limit of 60 dB(A) at residential properties to the east.

### Parking Lot Vehicle Noise

Vehicles entering the site, conducting parking maneuvers, and exiting the site are expected to make a moderate level of noise. To assess the potential noise impact due to the parking lot, typical vehicle noise was added to the outdoor computer model as an area source above the parking/driving areas of the parking lot. This source is a function of the number of vehicle operations per hour, as defined by the German standard RLS-90. This standard uses the number of parking spaces factored with the number of operations per parking space per hour. This result yields an average hourly sound level generated by the parking lot area.

As the Novi noise standard is a maximum noise limit, we exaggerated the number of operations to emulate a maximum noise condition. An actual maximum parking lot event condition for the Pickleball Novi facility would likely be one vehicle operation per parking space, per hour for a total of 136 operations per hour. To emulate a worst-case maximum noise condition, we assumed a greatly exaggerated operating condition where all 136 parking spots had eight vehicle operations per hour, for a total of 1088 operations per hour. **EXHIBIT 7** provides the modeling results for this estimated maximum noise scenario. Based on these results we expect typical vehicle noise from the parking lot to be below the ordinance noise limits.

### Outdoor Pickleball & Bocci Ball Courts

The Pickleball Novi facility is planned to have two outdoor pickleball and two outdoor bocci ball courts. The pickleball courts are located on the south side of the building toward the southwest building corner. The closest court to the residential properties is approximately 200-feet away. At this distance pickleball sounds are expected to be audible.

The sounds from pickleball activity are distinct due to the impact of the hard plastic ball on the light weight, hard composite paddles. The distinct “pop” sound of pickleball is an impulsive sound that occurs repeatedly thought the course of the game. One court typically produces one impulse per second while the ball is in play. With more courts, more impulses per second can occur. The two outdoor courts proposed for the Pickleball Novi facility are expected to produce two impulses per second while both courts are in play.

The sound level produced by the pickle ball play depends on the speed of the ball and the speed of the paddle when contacting it. Naturally, both of these elements will fluctuate throughout the game and as a result, sound level of the pickleball “pop” will also vary. To model the noise of the pickleball courts, we use the  $L_1^2$  statistical sound level of the pickleball generated sound to ensure the maximum noise of the activity is emulated.

**EXHIBIT 8** provides the maximum noise expected to be produced by the two outdoor pickleball courts in play. The bocce ball courts are also included in this model, though the sound from these courts is much lower than that of the pickleball courts. The pickleball courts are expected to produce sound levels up to 65 dB(A) at the adjacent residential properties. This exceeds the Novi daytime residential noise limit by 5 dB.

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<sup>2</sup>  $L_1$  Sound Level – the statistical sound level that is exceeded only 1% of the time. This represents a repeatable maximum sound level quantity.

The best way to reduce the pickleball sound levels at the residences is to put a sound barrier near the pickleball courts. Through modeling trials, we determined that a 10-foot-tall sound barrier to the east and south of the pickleball courts will provide enough shielding to reduce the maximum pickleball noise below the ordinance limits. **EXHIBIT 9** provides the modeling iteration of the pickleball courts with the 10-foot sound barrier.

### **Conclusions**

Based on the findings of our study, and with 10-foot-tall sound barriers to the east and south of the pickleball courts, we expect the proposed Pickleball Novi facility will comply with the City of Novi ordinance noise criteria.

Mr. Finnicum, we hope this summary of our investigation is informative and helpful. Should you need additional information regarding this work or additional assistance, please do not hesitate to ask.

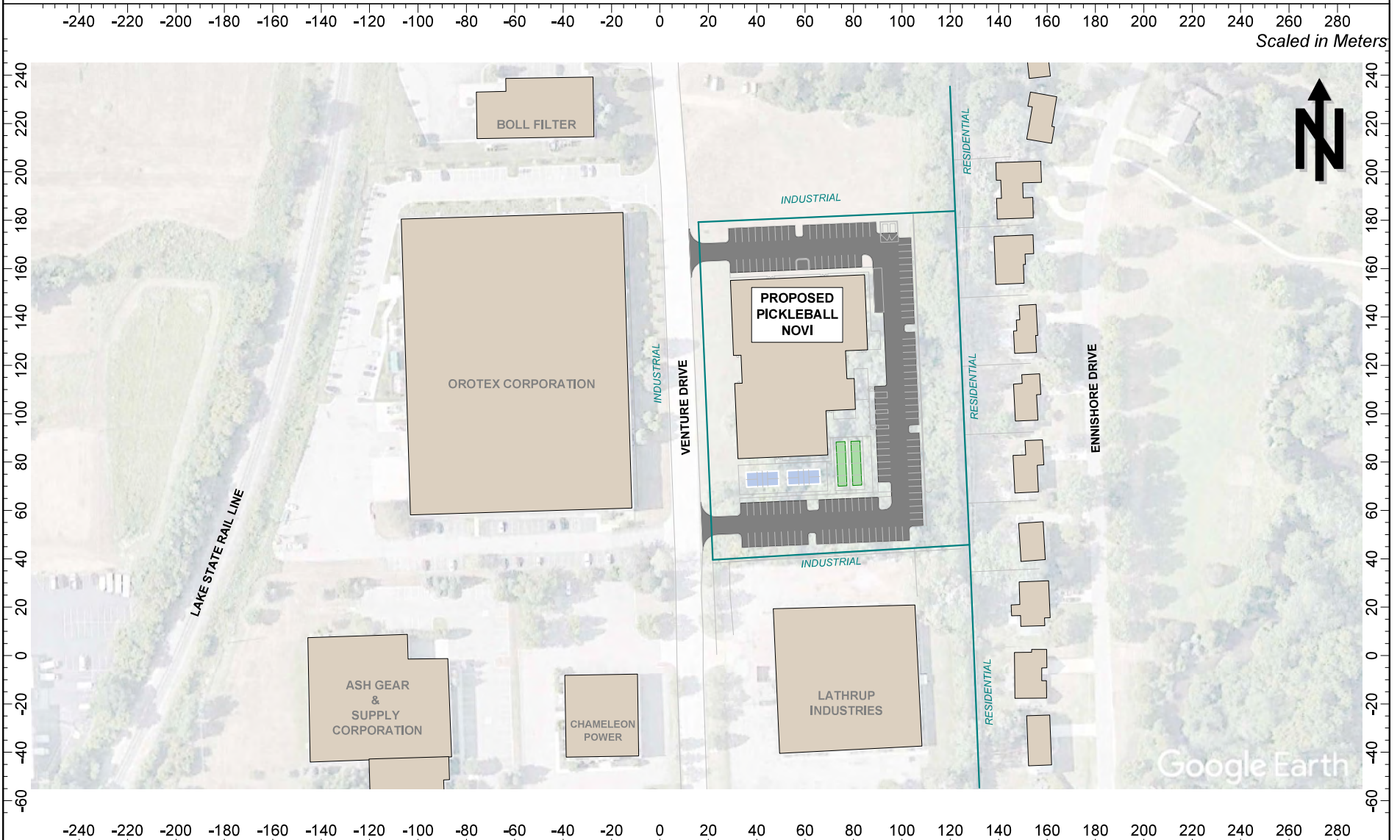
Sincerely,  
**KOLANO AND SAHA ENGINEERS, INC.**



Darren Brown, P.E.  
INCE Board Certified  
Senior Consultant



**EXHIBIT 1  
AERIAL PLAN OF THE PROPOSED PICKLEBALL NOVI CLUB  
WITH ADJACENT ZONING DISTRICTS**



**Kolano and Saha Engineers, Inc.**

3559 Sashabaw Road - Waterford, MI 48329  
248-674-4100 www.kandse.com

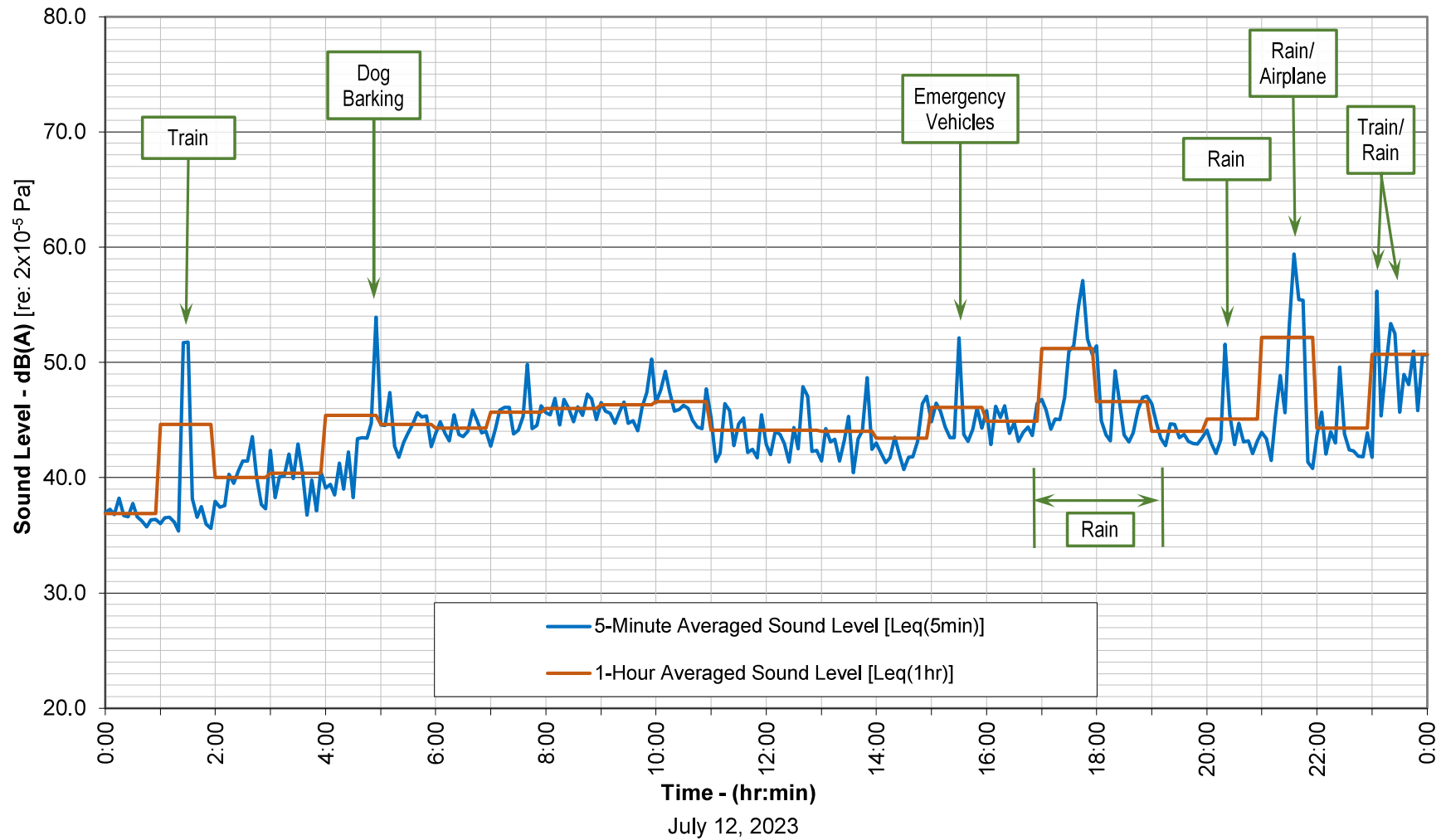
Project Name: **Pickleball Novi**  
Study Conducted for: Finnicum Brownlie Architects  
Project No. : 2023-060

Analysis Date (day.mo.yr): 20.07.23

**EXHIBIT 2**

**Ambient Sound Levels at the Proposed Pickleball Novi Site**  
Measured at a Position Along the East Property Line Adjacent to Residential Zoning

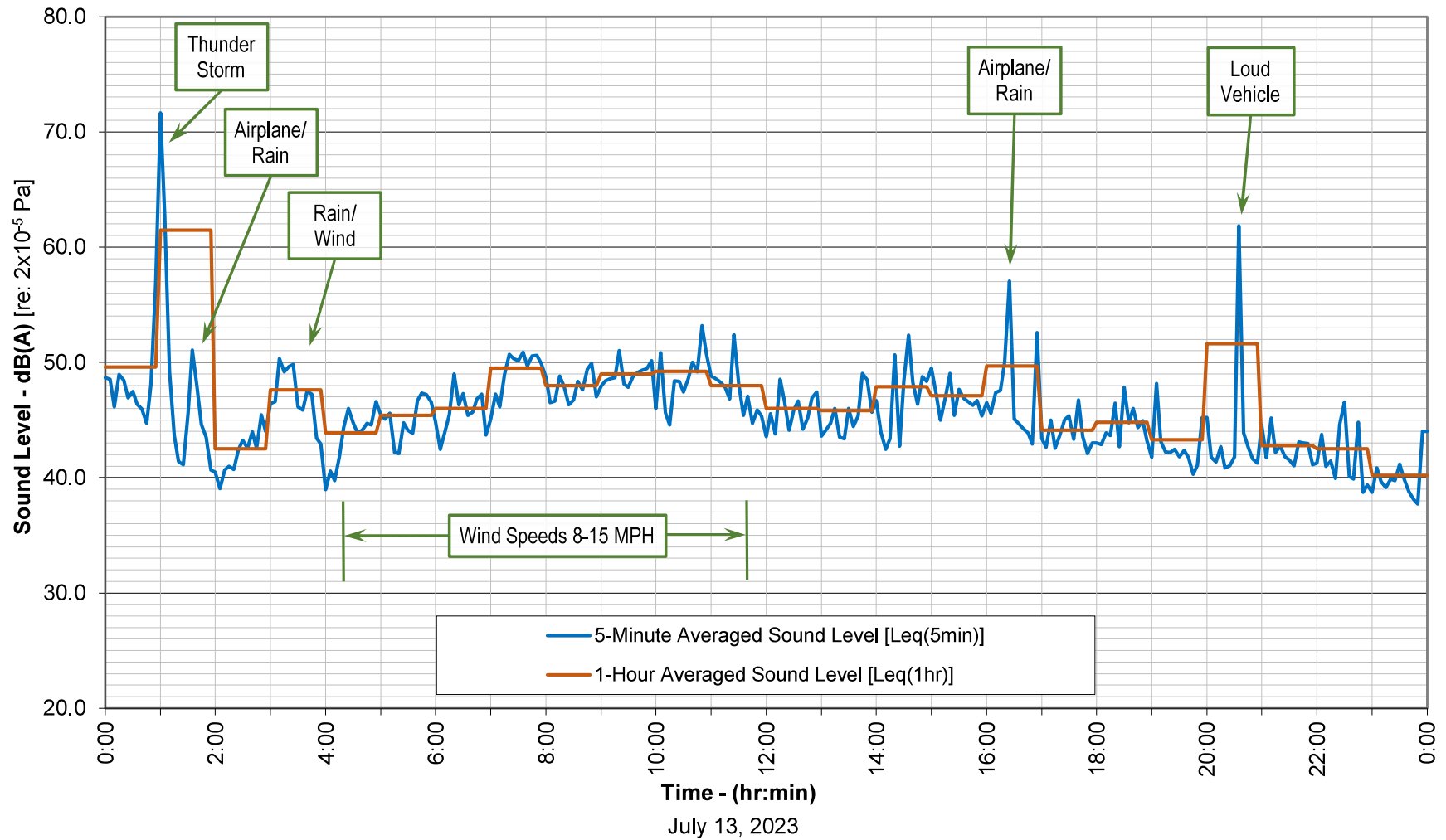
Study Conducted For: FINNICUM BROWNLIE ARCHITECTS



### EXHIBIT 3

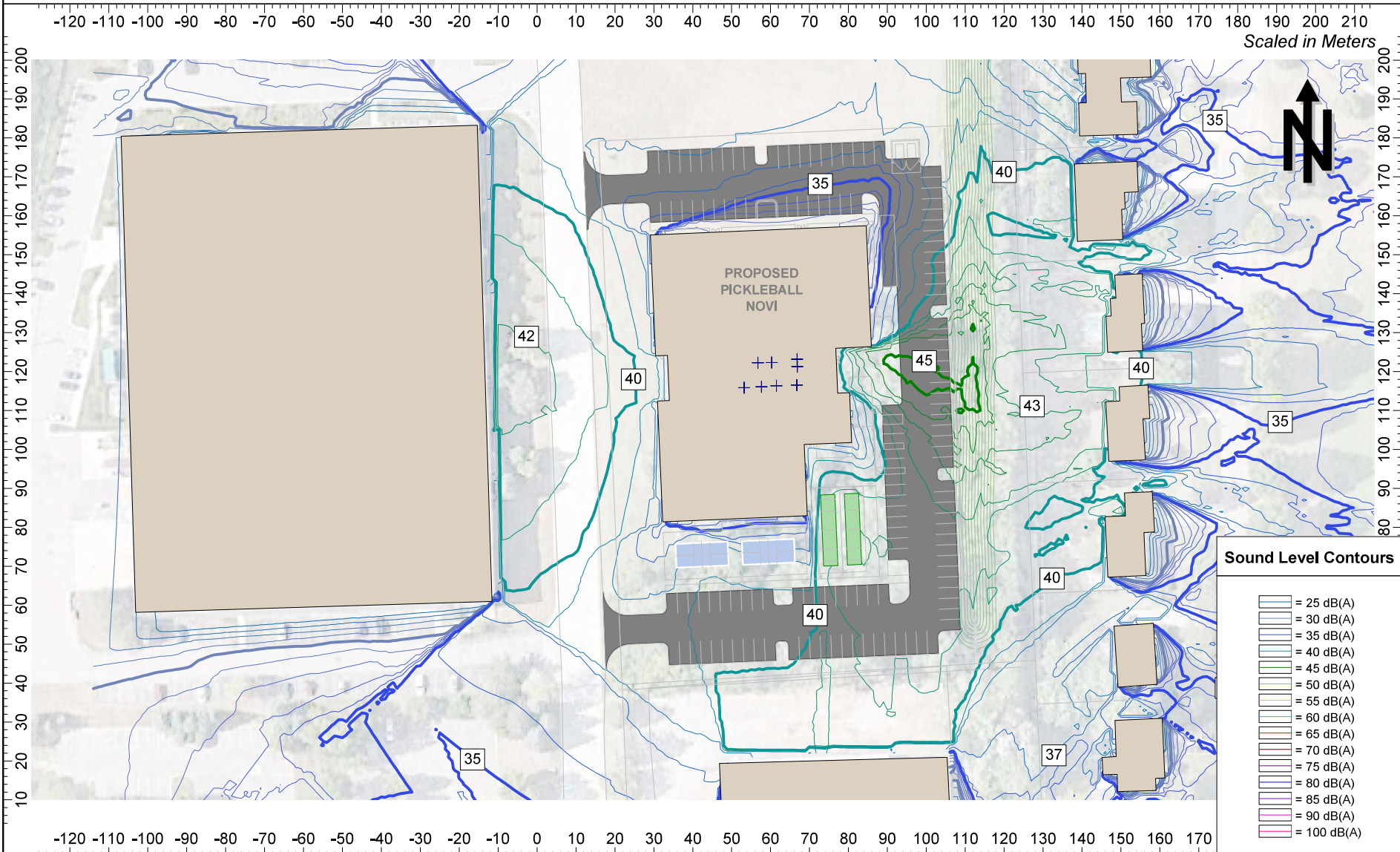
## Ambient Sound Levels at the Proposed Pickleball Novi Site Measured at a Position Along the East Property Line Adjacent to Residential Zoning

Study Conducted For: FINNICUM BROWNIE ARCHITECTS



# EXHIBIT 4

## SOUND LEVEL CONTOUR PLOT OF PROPOSED PICKLEBALL NOVI CLUB ROOFTOP MECHANICAL EQUIPMENT NOISE



**Kolano and Saha Engineers, Inc.**

3559 Sashabaw Road - Waterford, MI 48329  
248-674-4100 www.kandse.com

Project Name: **Pickleball Novi**

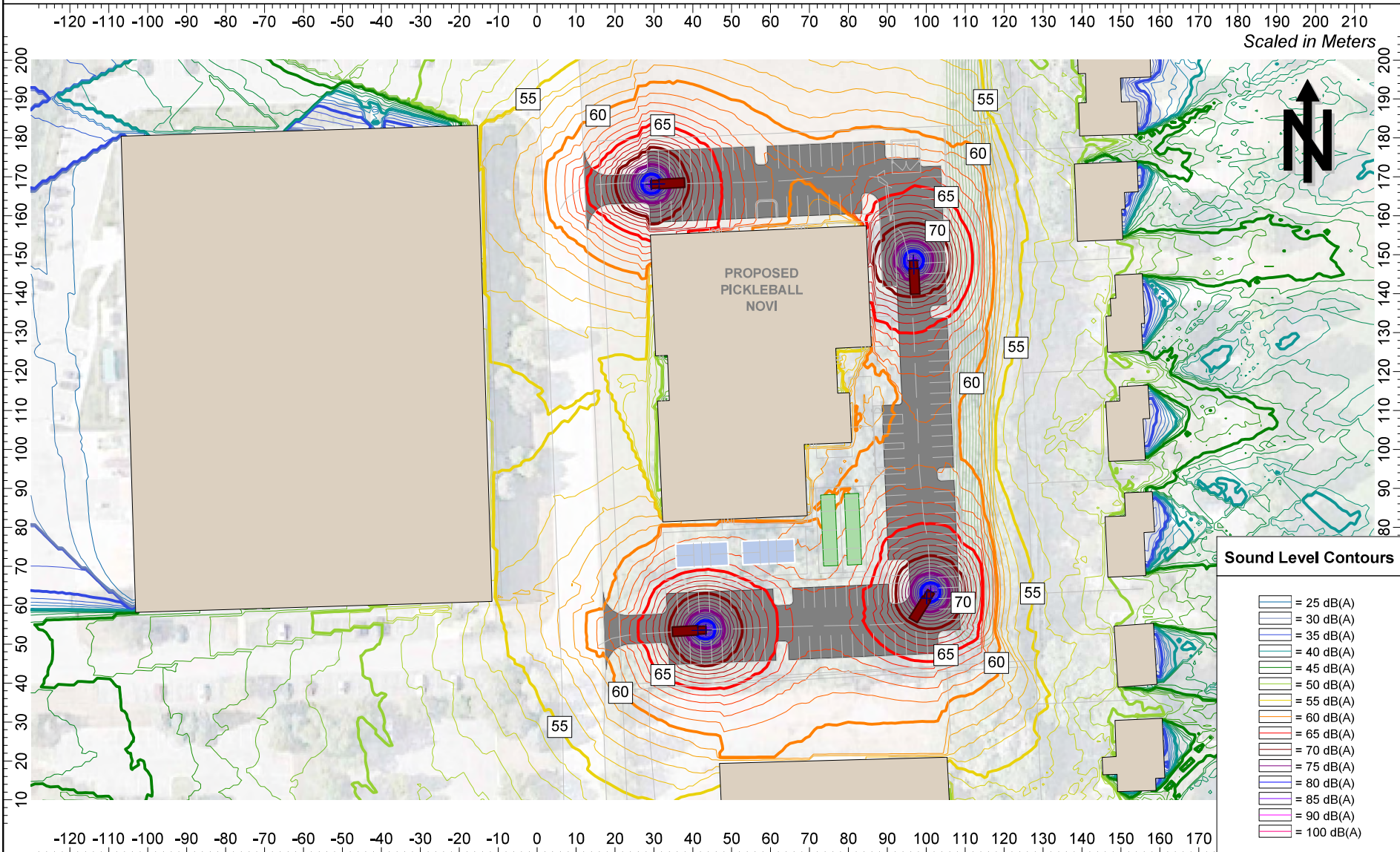
Study Conducted for: Finnicum Brownlie Architects

Project No. : 2023-060

Analysis Date (day.mo.yr): 20.07.23



**EXHIBIT 5**  
**SOUND LEVEL CONTOUR PLOT OF PROPOSED PICKLEBALL NOVI CLUB**  
**DELIVERY TRUCK DRIVING AROUND THE DRIVE/PARKING LOT [MULTIPLE POSITIONS SHOWN]**

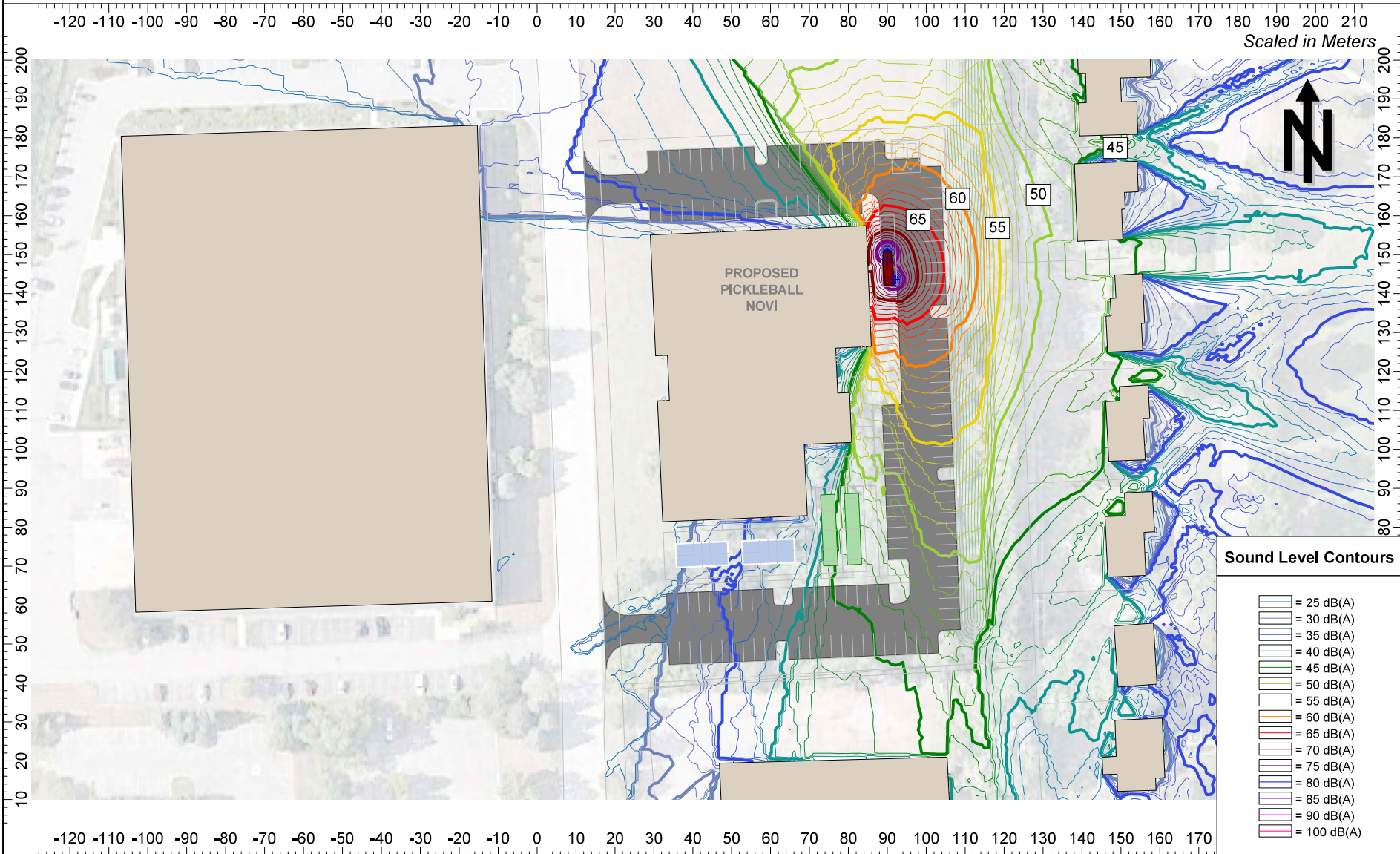


**Kolano and Saha Engineers, Inc.**  
 3559 Sashabaw Road - Waterford, MI 48329  
 248-674-4100 www.kandse.com

Project Name: **Pickleball Novi**  
 Study Conducted for: Finnicum Brownlie Architects  
 Project No. : 2023-060

Analysis Date (day.mo.yr): 31.07.23

# EXHIBIT 6 SOUND LEVEL CONTOUR PLOT OF PROPOSED PICKLEBALL NOVI CLUB DELIVERY TRUCK LOADING/UNLOADING

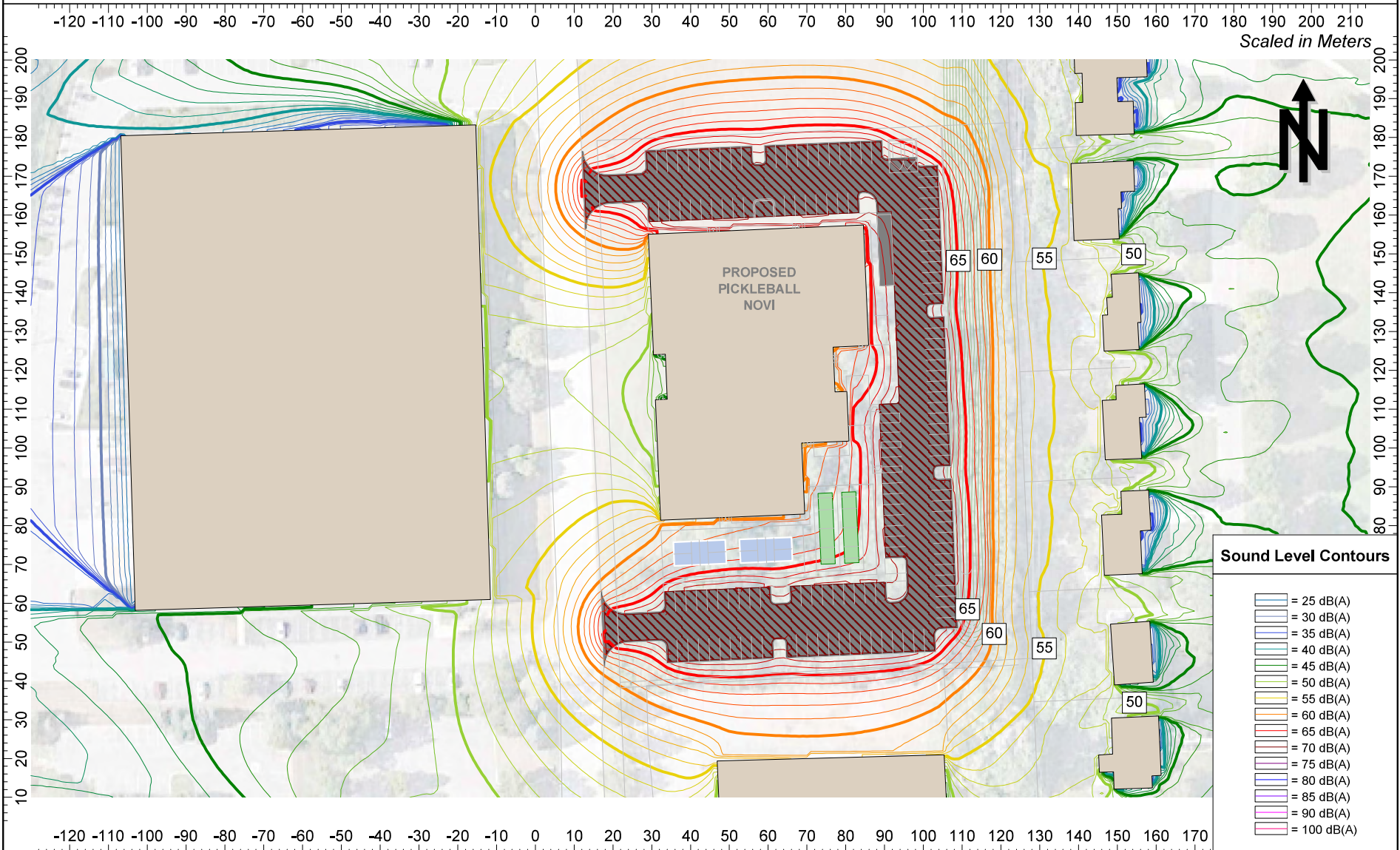


**Kolano and Saha Engineers, Inc.**  
3559 Sashabaw Road - Waterford, MI 48329  
248-674-4100 www.kandse.com

Project Name: **Pickleball Novi**  
Study Conducted for: Finnicum Brownlie Architects  
Project No. : 2023-060

Analysis Date (day.mo.yr): 31.07.23

# EXHIBIT 7 SOUND LEVEL CONTOUR PLOT OF PROPOSED PICKLEBALL NOVI CLUB PARKING LOT VEHICLE NOISE

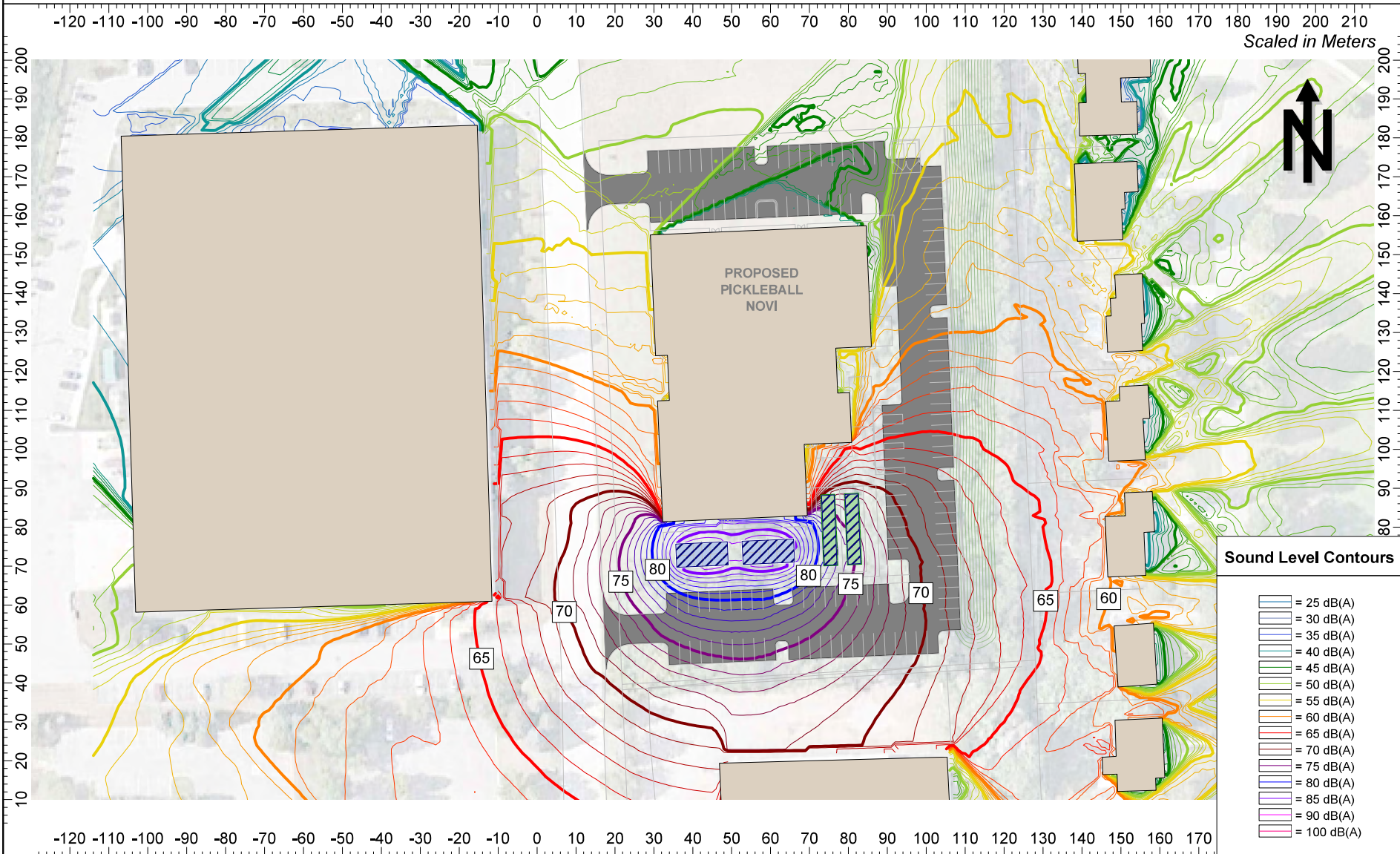


**Kolano and Saha Engineers, Inc.**  
3559 Sashabaw Road - Waterford, MI 48329  
248-674-4100 www.kandse.com

Project Name: **Pickleball Novi**  
Study Conducted for: Finnicum Brownlie Architects  
Project No. : 2023-060

Analysis Date (day.mo.yr): 20.07.23

# EXHIBIT 8 SOUND LEVEL CONTOUR PLOT OF PROPOSED PICKLEBALL NOVI CLUB PICKLEBALL & BOCCE BALL COURTS



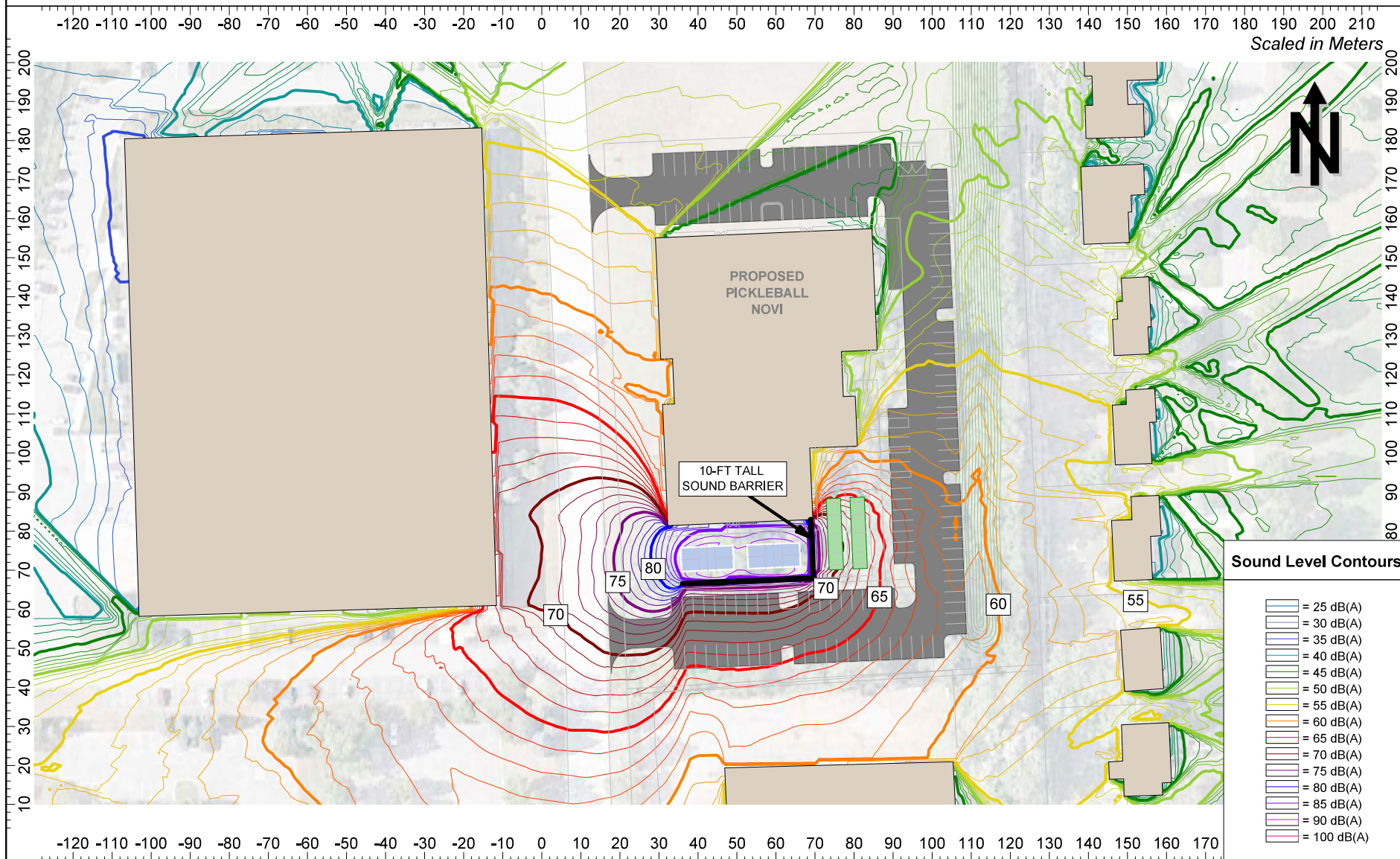
**Kolano and Saha Engineers, Inc.**  
 3559 Sashabaw Road - Waterford, MI 48329  
 248-674-4100 www.kandse.com

*Project Name:* **Pickleball Novi**  
*Study Conducted for:* Finnicum Brownlie Architects  
*Project No. :* 2023-060

*Analysis Date (day.mo.yr):* 20.07.23

### EXHIBIT 9

## SOUND LEVEL CONTOUR PLOT OF PROPOSED PICKLEBALL NOVI CLUB PICKLEBALL COURTS - WITH 10-FT TALL SOUND BARRIERS ALONG THE EAST AND SOUTH SIDE OF THE COURTS



**Kolano and Saha Engineers, Inc.**  
 3559 Sashabaw Road - Waterford, MI 48329  
 248-674-4100 www.kandse.com

Project Name: **Pickleball Novi**  
 Study Conducted for: Finnicum Brownlie Architects  
 Project No. : 2023-060

Analysis Date (day.mo.yr): 20.07.23

## ECONOMIC IMPACT STATEMENT

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# PICKLEBALLNOVI

## Economic Impact on the City of Novi

Pickleball Novi will be the first Pickleball specific facility in the city of Novi. With a footprint of 38,000 square feet, the facility will offer thirteen indoor Pickleball courts plus other health and entertainment offerings to members and walk-in guests. Pickleball is the fastest-growing sport in America, with estimates of over forty (40) million members currently participating (2023 estimates from Pickleball USA - governing body of USA pickleball). In 2020, the estimated number of players was below ten (10) million, so growth has exploded at a rate of 4X in four years.

Pickleball Novi will have approximately one thousand members and additional walk-in guests. The club will allow up to 72 people per court time (one hour) and most time slots will be two hours. Club hours will be from 8 AM to 11 PM, seven days per week.

### The anticipated economic benefits for the city of Novi include:

- **Increase property tax revenues** - after completion of the facility, the property value of the 3.5-acre parcel on Venture Drive will increase by at least 5X, therefore increasing tax revenues commensurately. In comparison, the owner of the land, Dan Dempsey, also owns a 1.8-acre parcel with a building across the street (corner of 9 Mile and Venture) and property taxes are approximately \$25,000. Current taxes on the proposed Pickleball land on Venture Drive are approximately \$12,000.
- **Increased visitors to the city of Novi.** It is estimated that Pickleball facilities in metropolitan areas draw regular members/participants from as many as thirty miles away. Pickleball Novi will draw from Plymouth to Walled Lake, and from Livonia/Farmington Hills to New Hudson/South Lyon. Case-in-point, Wolverine Pickleball of Ann Arbor has a large member group that commutes from Novi to the west side of Ann Arbor. Local restaurants, shops, and bars will benefit from the increase in visitors to the area.
- **Employee base** - Pickleball Novi will employ 4-8 people per shift, bringing outside workers to Novi as well as employing Novi-based personnel. Total personnel across two shifts is anticipated at 8-12 people. On busy days, employees will be encouraged to park in the adjacent lot across Venture, the Novi Office Suites lot that is also owned by the Pickleball Novi founder.

## CORRESPONDENCE

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CITY OF NOVI  
RESPONSE FORM

RECEIVED  
JUN 17 2024  
CITY OF NOVI  
COMMUNITY DEVELOPMENT

APPROVAL OF JSP23-15 PICKLEBALL NOVI FOR PRELIMINARY SITE PLAN WITH SPECIAL LAND USE, A WOODLAND PERMIT AND STORMWATER MANAGEMENT PLAN

You are invited to attend the public hearing on June 26, 2024 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: [dshanahan@cityofnovi.org](mailto:dshanahan@cityofnovi.org)

Return via mail or fax: Community Development Department  
45175 Ten Mile, Novi Road, Michigan 48375  
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at: <https://www.cityofnovi.org/agendas-minutes/planning-commission/2024/>.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department, or by contacting [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org).

I SUPPORT       I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

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SIGNATURE: \_\_\_\_\_

PRINT NAME: Dan argonis

ADDRESS: 41644 chattman st

\*\*\* IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S). \*\*\*

To: The Novi Planning Commission

Re: JSP23-15 Pickleball Novi

6/18/24

I understand and appreciate the role of the Planning Commission in guiding development for all residents and businesses. I have lived in Novi for 32 years, and we have raised our children here and benefited from all the City has to offer including its excellent schools and access to retail, business, restaurants, and entertainment.

Reviewing the proposed pickleball development documents, I thought to myself that in the right location this could be a nice addition to what the City can offer residents. However, I was astonished that this development is being planned to abut the properties of our neighbors who live just across from our neighborhood park.

It is alarming to read how close this development is to current resident households that abut it- and at a much closer distance than the I-1 zoning ordinance allows. I am perplexed that this detail alone has not made it obvious that such a large business with constant turnover, operating until 11pm at night and seven days a week, will have a very negative impact on these neighbors and our entire neighborhood.

I have many friends that play pickleball and I often hear about the noise it creates and how disturbing the noise can be. On a quick google search, it's easy to see that this concern is a topic of great concern nation-wide, even causing people to move to get away from it. I don't think that the Planning Commission can guarantee that the decibel level that is set to protect residents will comply with the noise ordinance, given what I've read about how difficult this is to measure.

I also don't understand how a bar/restaurant can be considered at all given the ordinance protections to residents stating that there should be no restaurants adjacent to residents' homes. Saying that this restaurant is an incidental use to me strips residents of protections granted to us by the City's laws.

I can't imagine the traffic increase through our neighborhood for such an intensively used facility. The facility faces the residents, a very unusual design element, which to me is guaranteed to increase noise that we are supposed to be protected from. What about snow plows that come during the night, garbage pick-up and delivery? Yes, businesses need all these but to me this is another clear reason why such intensively used facilities are NOT allowed abutting residential.

While this project could be a good one for our City, the placement of the proposed facility to me is the worst placement possible.

Please, please deny this proposed facility that will negatively impact our neighbors abutting the facility but in fact our entire neighborhood. We hope to see it go elsewhere, but not in this spot as it is clearly overbuilt for the too-small property and holds too much risk of adversely impacting our neighborhood.

Please deny.

Respectfully,



Lisa Barton 41635 Chattman Drive, Novi MI, Meadowbrook Lake Subdivision

**RECEIVED**  
JUN 20 2024  
CITY OF NOVI  
COMMUNITY DEVELOPMENT



**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**  
**JUN 17 2024**  
**CITY OF NOVI**  
**COMMUNITY DEVELOPMENT**

**APPROVAL OF JSP23-15 PICKLEBALL NOVI FOR PRELIMINARY SITE PLAN WITH SPECIAL LAND USE, A WOODLAND PERMIT AND STORMWATER MANAGEMENT PLAN**

You are invited to attend the public hearing on June 26, 2024 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: [dshanahan@cityofnovi.org](mailto:dshanahan@cityofnovi.org)

Return via mail or fax: Community Development Department  
45175 Ten Mile, Novi Road, Michigan 48375  
248-347-0475 (Main) 248-735-5633 (Fax)

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

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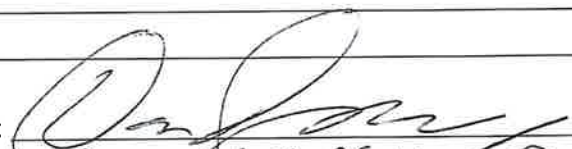
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SIGNATURE:   
PRINT NAME: DAN DEMPSEY CPG LLC  
ADDRESS: 42400 9 MILE

\*\*\* IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S). \*\*\*

Dear Novi Planning Commission,

As a Novi resident, one of the hallmarks of a well planned, operating and livable community is continuity and quiet.

I was made aware of the planned Pickleball, Bar and Restaurant facility that has been proposed to the Novi Planning Commission. As a resident of the adjacent neighborhood to this facility, this facility as planned will bring adverse impacts to us, these will include:

- Additional noise due to outdoor pickleball courts
- Additional noise due to parking close to residents' backyards
- Smells and odors due to restaurant and bar operations. Including cooking exhaust vents, garbage, trucks idling during loading and unloading, etc.
- Excessive noise from special events and outdoor pickleball activities, which would easily exceed the Novi noise ordinance 22-96.
- Intoxicated bar patrons leaving the venue and driving or cutting through our residential area, of which many children and families walk due to no sidewalks on our street.
- Increased traffic adjacent to the Fire Station at the railroad tracks and 9 mile road. Potentially delaying emergency services being rendered due to a proposed 300+ car per day traffic.
- Reduced property values for residents adjacent to the facility, thereby lowering comparable values for residents on the west side of Meadowbrook Lake subdivision. This reduction would both lower homeowners equities and lower taxable assessments for which Novi depends upon for services revenues.

Venture Drive is currently zoned for light industrial facilities. This site, and its variances, does not fit nor is it congruent with the streets zoning or intended purpose.

As a resident and citizen of Novi, I am opposed to this development. Novi has many vacant or unused properties and land parcels that are fit for purpose for this type of facility – and Venture Drive is not one of them.

I appreciate your time in reading my letter.

Sincerely,



-Matthew & Heather Dolch

22826 Ennishore

Novi, MI 48375

mrzfxr@gmail.com

**RECEIVED**

**JUN 20 2024**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**



CITY OF NOVI  
RESPONSE FORM

**RECEIVED**  
**JUN 20 2024**  
**CITY OF NOVI**  
**COMMUNITY DEVELOPMENT**

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I SUPPORT       I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

Novi has plentiful suitable locations for a facility like this. I wouldn't build a house at Fountain Walk, and I wouldn't expect the city to allow a bar/recreation facility in an industrial park adjacent to a residential neighborhood. This is essentially a bar - pickleball is popular because it is accessible and affordable. The owners can't make money on pickleball, so this is going to be driven by sales of food and drinks. This is a devastating proposal to the properties that abutt the proposed site. There are already (accepted) industrial noises during business hours. This would result in extending the disturbances to all waking hours of the week. Build it somewhere else.

SIGNATURE: 

PRINT NAME: Matt Groen

ADDRESS: 22483 Ennishore, Novi, MI 48375

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CITY OF NOVI  
RESPONSE FORM

**RECEIVED**  
**JUN 13 2024**  
**CITY OF NOVI**  
**COMMUNITY DEVELOPMENT**

APPROVAL OF JSP23-15 PICKLEBALL NOVI FOR PRELIMINARY SITE PLAN WITH SPECIAL LAND USE, A WOODLAND PERMIT AND STORMWATER MANAGEMENT PLAN

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

*We do not need another sports center in Novi. There is a pickle ball center right on 9 Mile in an enclosed building now. I have lived here for 35+ yrs. and the HOA has been able to keep businesses that back up to our houses quiet Companies. Let them go to the old GOAT FARM property,*

SIGNATURE: Linda Y. Johnson  
PRINT NAME: LINDA Y. JOHNSON  
ADDRESS: 22437 ENNISHORE

*which is an old bar and volleyball, etc AREA!*

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RECEIVED

1

June 19, 2024

JUN 20 2024

CITY OF NOVI  
COMMUNITY DEVELOPMENT

City of Novi Planning Commission  
45175 Ten Mile Road  
Novi, Michigan 48375

Subject: Request for Denial of JSP23-15 - Pickleball Novi Abutting Meadowbrook Lake Subdivision

I served on the ZBA and Planning Commission from 2000-2006. I know that you've got to consider the value every project adds to the tax base of the City, but you also have the responsibility of determining whether the project is appropriate in its use and size for the district where it is proposed.

Pickleball Novi is planned for the I-1 Light Industrial district that directly abuts residents in Meadowbrook Lake Subdivision. I-1 zoning is "**intended** to encourage innovations and variety in type, design and arrangement of land uses, **but at all times to protect neighboring residential districts from any adverse impacts.**" (Section 3.1.18.A)

The general goals of the Use are "**to protect abutting residential districts** by separating them from manufacturing and related activities by limiting uses which may locate adjacent to such residential districts, by setbacks for buildings and off-street parking, by limitation of location of off-street loading/unloading areas, and by landscape planning/berm/wall screens..." (Section 3.1.18.A.2)

As you know, Special Land Use approval is required for this development. These are factors that the Planning Commission shall consider in the review of a Special Land Use request, specifically:

- Section 6.2.C.4 - Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, and
- Section 6.2.C.7 - Whether, relative to other feasible uses of the site, the proposed use is: (a) Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (b) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

I wish to address the adverse impacts and site plan deficiencies that I see with this development.

**I-1 permitted uses, with Special Land Use -**

Section 3.14.1 - District Required Conditions

Uses which may take place within or outside of a completely enclosed building:

3.14.1.A - "Except as provided in subpart B, **all uses shall be conducted wholly within a completely enclosed building.**" Subpart B addresses off-street parking, above-ground storage tanks and outdoor storage; it does not include any outdoor recreation.

Section 4.34 - Public or Private Health and Fitness Facilities and Clubs, it states that In I-1 "public or private health and fitness facilities and clubs are permitted uses provided that such facilities or clubs **do not exceed two-thousand (2,000) square feet** in size. **All fitness activities shall be contained within a completely enclosed building.**

***The proposed plan is for pickleball courts to be both inside and outside the facility. It's my understanding that when more specific standards are provided elsewhere in this ordinance, the particular shall control over the general. Therefore, the outdoor courts are not allowed as proposed.***

3.14.5.C. and 4.41 Restaurants (sit-down) - Restaurant uses are not listed as a permitted use in the I-1 District or on sites adjacent to residential districts. The restaurant proposed is significant in size and the use (sit-down, full service with a full-service bar, party room) mirrors that of many Novi stand-alone restaurants. We haven't seen a menu nor the kitchen specs, but serving meals is considerably different from selling energy bars, etc., from a snack bar. Whether incidental or not, there will be the same ramifications as all restaurants: the food deliveries, the beer and wine deliveries, the kitchen exhaust, cooking smells, the disposal of food, the disposal of grease, the potential to attract vermin, as well as the need for additional refuse collection. Compared to Wolverine Pickleball in Ann Arbor, which Pickleball Novi has determined to be a similar development, the restaurant is 2-1/2 times larger with twice as much seating. This facility will be for members and walk-ins. Will everyone have access to the restaurant and bar? Do they plan to control or limit patrons? Could there be private parties that could potentially spill out to the parking lot? ***Planning Commission needs to determine if the restaurant is an incidental use. The revenues generated will NOT be incidental and the ramifications are detrimental to the abutting residential district. Whether incidental or not, restaurants are not allowed abutting residential.***

3.14.3. - Requires that "Truck delivery service can be effectively handled without long-term truck parking on site." Truck deliveries need to be made between the daytime hours of 7 am and 8 pm (Section 22-100). The trucks will need to be in the parking aisles throughout the day as there is no separate loading zone. Who will regulate delivery times? Residents? ***Planning Commission needs to decide if this can comply as part of the Site Plan approval.***

5.4.3 - "All loading/unloading operations shall be conducted in the rear yard, except in those instances where: A. The industrial district abuts a residential district, in which case, then 3.14.5. shall apply:" "All loading/unloading docks and truck wells shall be placed on or in the wall of the building that is opposite the boundary of the residential district or on the wall that lies approximately at a ninety (90) degree angle to the residential district



boundary." What about the main entrance which is facing residential? Does that violate this section?

***I need to hear more specifics to determine if the project complies.***

4.19.2.F. - Dumpsters should "not be located in the parking setback" which is required to be 100' (3.14.5) The dumpster proposed is only 80" from the residential property.

***This parking setback variance request impacts more than just the parking of cars.***

**NOISE** - Defined as "Any sound that disturbs humans or animals or tends to cause an adverse psychological or physiological effect on humans or other animals." In all the articles I have read and news documentaries I have watched report that Pickleball noise is the most difficult to measure. It has a percussive sound when the pickleball paddle meets the pickleball. The distinctive "pop" sound emitted is impulsive and occurs repeatedly. It's a sharp sound that can pierce even high levels of ambient noise. When outdoors, it is "plainly audible" at a distance of 100'. We are told that there will be fencing with an absorbent vinyl material placed around the east and south sides of the outdoor pickleball courts. But noise is like water; you can't stop noise from escaping over, under or through barriers. The other adverse impact of an outdoor pickleball next to residential is the reality of amplified "yelling, shouting, hooting or whistling."

It was interesting to read comments in the Minutes of the Feb 21, 2024 Planning Commission meeting regarding a Novi-Ten Proposed PRO that "two pickleball/tennis courts are proposed in the northeast corner of the site, which are proposed to be donated to the City for public use. Staff notes some concern that the pickleball courts may create a noise disturbance to the closest residential units."

***Staff has already acknowledged that pickleball noise may create a noise disturbance to residents.***

### **VARIANCES** -

I understand that variances can be requested. However, the impacts of those variances need to be seriously considered.

**Parking Setbacks** - The petitioner should have known when he purchased the land that In Hickory Corporate Park, when abutting the residential properties of Meadowbrook Lake Subdivision, setbacks are required to be 100'. They have proposed the setback at 61.5' -- requesting a 38.5' variance. This means that 40 cars will park facing the property line 38.5' closer to the residential properties. The 25' lights will now be 61.5' away from the resident's property lines--substantially more visible from residents' households. Do the lights really need to be that tall? The dumpster will now be 38.5' closer to the residents than if the setback was at the required 100'.

***The required setback variance of 38.5' should NOT be recommended in order to protect neighboring residential properties from any adverse impacts.***

Berms were constructed between the industrial and residential properties when Hickory Corporate Park was initially developed. The berm height is required to be 10-15' (5.5.A.) The current height of the berm ranges from 4-8' tall. It is currently undulating with some landscaping. Although the woodlands along the eastern part of the lot are being removed, it is proposed to leave the existing berm height as it is. It appears that there may even be areas where the berm will be lowered by 2', as there is a comment from staff that "as the lowered area is the area of the entrance, where noise could conceivably be frequent, this change to the existing berm is not desired. Berm should be left as it is."

Are there other areas where the berm is being lowered? Why would they do that, particularly when the berm height is deficient now? How can new, much smaller trees, replace the protection of a woodlands? Are any sound barrier-type trees proposed? Fir, Pine and Spruce are listed as good sound barriers, but I don't see any planned.

There are 2 comments regarding the retaining wall up against the berm. One on the Planning Review Chart mentions an "11 foot tall retaining wall adjacent to the parking lot." Another comment on the Landscape Review summary Chart states, "A long retaining wall 4-5' tall is purposed along the east parking interior." In fact, on the site plan blueprint, 2/3 of the wall will be 3.33' (north and south of the center of the plan) and the middle 1/3 will be 5.33'. I would think that a taller wall would assist in noise attenuation. Planning Staff could not tell me anything about the proposed 11' retaining wall and why it's not on the blueprints.

***A waiver for the required berm height is recommended by Staff. It should be denied.***

Parking - Based on the use of the building--the courts, the full-service restaurant, the full-service bar, the snack bar and the party room--151 parking spaces are required. 142 spaces are provided, requiring a variance of 9 parking spaces for this project. Even with the 40 parking spaces proposed to be 61.5' from the residents instead of the required 100' of the required parking setback, there is still not enough room on this site for the required number of parking spaces. I read in the ZBA Staff report that the petitioner believes this is (1) a "practical hardship" as opposed to a "self-created hardship" because of the strict dimensional requirements of the pickleball courts and site proportions; (2) Moving the parking area westward to comply with the 100' parking setback requirement would mean the building must shrink 9,000 sq. ft. and the restaurant size would need to be reduced as well. The developer does not wish to reduce the size of the restaurant as it is critical, rather than incidental, to the development.

I contend that the setback requirements for this parcel are clearly stated in the Zoning Ordinance 3.14.5.B so this should not have been a surprise to the developer. There is no extra room anywhere on the property. The site is clearly overbuilt. The proposed site in Hickory Corporate Park is not the right location for this facility.

***A variance should be NOT be recommended for a self-created hardship when the project proposes uses not allowed and is overbuilding on the amount of land available.***

***The waiver for reduced height of the berm, coupled with the parking setback variance request, as well as the parking space requirement variance, pose significant adverse impacts and reduces residential protection.***

#### **OTHER CONCERNS -**

**Average Car trips/day** - It is estimated that the average number of car trips per day will be 350 , 7 days a week. There is no other business in Hickory Corporate Park with that amount of daily traffic. With operating hours of 8 am to 11 pm, the traffic will be continuous, and will most likely start prior to 8 am and end after 11 pm. How does that impact the other businesses on Venture Drive in the Corporate Park? How does that impact access to and exit from 9 Mile Road? Could this require a traffic light at the intersection? Would this add traffic to our subdivision so patrons can bypass the traffic light at 9 Mile and Meadowbrook Roads?

**Quality of Life** - The types of developments currently in Hickory Corporate Park have mostly been good neighbors. If this plan is approved, the Quality of Life for Meadowbrook Lake Subdivision residents will be substantially changed because of the operating hours from morning until night--7 days a week, the percussive nature of the pickleball noise, increased truck deliveries because of the bar and restaurant, car doors slamming, car alarms going off, loud conversations, and potential private club parties and rentals.

**Property Values** - The entire subdivision is very concerned about property values for all our homes, but particularly for those properties directly abutting this project with all the adverse impacts proposed.

#### **IN CONCLUSION -**

Pickleball is the most popular and fastest growing adult sport in the country. There aren't enough pickleball courts for the number of people who wish to play. It appears the demand for more courts is likely to get greater over time. As indicated by City Staff on the ZBA Staff Report, "The site is tightly designed to allow for the programmed activities and stipulated pickleball court space limitations." For comparative purposes, Wolverine Pickleball in Ann Arbor just announced an expansion of 50,000 sq ft, but they are able to accommodate this at their current location. There is no room for expansion here. The scope and size of this development needs to be at a larger site, on a major road--where there's room to grow--complying with all the City of Novi Zoning requirements

As stated earlier, the general goals of the I-1 Use are **"to protect abutting residential districts** by separating them from manufacturing and related activities by **limiting uses** which may locate adjacent to such residential districts, by **setbacks** for buildings and off-

street parking, by limitation of location of off-street loading/unloading areas, and by landscape planning/berm/wall screens..." (Section 3.1.18.A.2)

***I request that you deny this Preliminary Site Plan based on findings that:***

- ***The uses proposed (restaurant and outdoor courts) are not allowed in an I-1 District when abutting residential, and***
- ***There will be adverse impacts, particularly with respect to the variances and waivers requested for the parking setback and the minimal size of the berm which will not protect the neighboring residential district from any adverse impacts.***

Respectfully submitted,



Lynn Kocan  
23088 Ennishore  
Novi, Michigan 48375



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I SUPPORT       I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

*I request that you deny this Preliminary site plan based on findings that the uses proposed (restaurant and outdoor pickle courts) are not allowed in an I-1 District when abutting residential and there will be adverse impacts, particularly with respect to the variances and waivers requested for the parking setback and the minimal size of the farm which will not protect the neighbouring residential district from any adverse impacts.*

SIGNATURE: Richard Kocan

PRINT NAME: RICHARD KOCAN

ADDRESS: 23088 ENNISHORE, NOVI, MI 48375

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I SUPPORT       I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

Noise survey method flawed. No crowd noise was assessed. Berm 10 foot requirement NOT met. Setback not as required. Restaurant & Bar NOT ancillary but PRIMARY source of cash flow. Bar & restaurant NOT allowed adjacent to residential development. See letter

SIGNATURE: Richard L. Kramer  
PRINT NAME: Richard L. Kramer attached  
ADDRESS: 23157 Meadowbrook Rd Novi MI 48375

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**CITY OF NOVI  
COMMUNITY DEVELOPMENT**

To Planning Commission in the City of Novi. June 20, 2024

Fr: Marleen and Richard Kramer, 23157 Meadowbrook Rd. Novi MI 48375 248-802-0600

Dear Sirs/Madams:

We are not NIMBY (Not in my back yard) oppositional Novi residents.

For example, we do not oppose development of nursing classrooms in the same zone of Novi as the proposed pickleball and dining and drinking establishment. We have, strong multiple objections to the current property owner receiving exemptions which would totally end-run the ordinances and rules designed to protect our neighborhoods in Novi.

In addition to the percussive outdoor noise (similar to gunshots near a shooting range,) the developer proposes to NOT meet the 10 foot height requirements for a berm to block that noise. This would especially impact our neighbors backing on the border of our development, and such noise would also carry to other Meadowbrook Lake homeowners. His submitted audio tests did NOT include or assess crowd noise cheering wins and losses on the court and treats decibel levels of percussive popping sounds as if these were steady state average noises that the brain filters out, like the sound of a fan or air conditioner. Complaints and lawsuits about pickleball noise are becoming a nationwide issue and should not be aided and abetted by lowering below the Novi 10 foot berm requirement or accepting test results that are not methodologically valid. If a berm were installed at the 10 foot level required by Novi, he would not have adequate parking for the huge restaurant. So, his entire business plan would self-destruct if it even attempted to conform. Why give him a pass on so many specific failures to the detriment of an entire residential neighborhood that is supposed to be protected against these uses?

Parking, dining, and alcoholic beverages are non-complying adjacent to residential areas in Novi. However, developer wants the city to look away from the rights and needs of property owners who bought homes in this development with the assurances that they and their property were protected. The developer, on the other hand, just acquired this parcel two years ago and, if he did his due diligence, should have known the pre-existing rules and regulations and not put forward a use which fails and violates on so many fronts.

The most inappropriate leap of regulatory avoidance is the asserting that a large 100 plus person eating and drinking establishment as an INCIDENTAL/ACCESSORY use of the development. This is, at best, a cleverly worded fiction. The city knows better. Just stating that a major revenue stream, the restaurant and bar, is incidental, flies in the face of the facts. Cash flow from a large eating and drinking establishment is an integral revenue stream, not a minor appendage! This is not the placement of a soda pop machine in the project for thirsty athletes. This is a major public eating and drinking facility without which the business plan for the project would not be

viable. And counting table seating does not address events such as fund-raisers in which many more people occupy the space with hors d'oeuvres and drinks in hand. I attended such an event that nearly was shut down by the fire marshal as it exceeded normal seat loading. The Tiger's Den at Comerica Park, for example, has been the site of dozens of events where the crowds far exceeded the number of traditionally seated dining patrons. Bottom line, a restaurant/bar is NOT a permissible use in the zone adjacent to Novi home developments. Calling it incidental does not make it so.

Approval of this project despite the many serious flaws and end-runs it puts forward would abuse our residents and the concept of protecting Novi families and their property values. Simply put, Novi should be faithful to what its rules and ordinances already demand, and which were in place and public knowledge when the developer sought to acquire this parcel two years ago. Novi's rules are just and appropriate and part of what makes this a wonderful city in which to live and raise a family.

The waivers, exceptions and workarounds sought by the applicant to the protections the ordinance provides to residents include a ten foot high berm. Tell the parents of a colicky baby in our development that those loud popping and cheering noises which would pass a substandard berm are OK, despite waking a baby who had just kept them up the entire previous night!

This proposal contains not just a too-small berm, but a too-short distance separating the noise from their homes and gardens. Putting customer parking where a 10 foot berm is required would defeat the rules and hurt adjacent Meadowbrook homeowners. Why is this rule there if not to be enforced?

The mere presence of ANY outside pickleball courts is NOT a permitted use in this zone at all... Why would Novi even entertain violation of this rule. Also, Novi does NOT permit drinking and eating establishments next to home developments such as ours, so why negate major regulatory requirements that this project fails?

For these reasons, the proposal should be stopped dead in its tracks. Let's build Novi's future without ignoring its own guiding principles and protections. There are a myriad number of ways to develop this lot without abusing city residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Marleen and Richard Kramer". The signature is written in a cursive, flowing style.

Marleen and Richard Kramer

23157 Meadowbrook Road

Novi, MI 48375 248-802-0600





**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**  
**JUN 20 2024**  
**CITY OF NOVI**  
**COMMUNITY DEVELOPMENT**

**APPROVAL OF JSP23-15 PICKLEBALL NOVI FOR PRELIMINARY SITE PLAN WITH SPECIAL LAND USE, A WOODLAND PERMIT AND STORMWATER MANAGEMENT PLAN**

You are invited to attend the public hearing on June 26, 2024 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: [dshanahan@cityofnovi.org](mailto:dshanahan@cityofnovi.org)

Return via mail or fax: Community Development Department  
45175 Ten Mile, Novi Road, Michigan 48375  
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at: <https://www.cityofnovi.org/agendas-minutes/planning-commission/2024/>.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department, or by contacting [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org).

I SUPPORT       I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

All the adverse effects that this new facility will impact to our homes and community: Alcohol, destroying green environment around homes, lighting pollution, creating additional traffic congestion, disturbing noises from parking lots and Pickleball court, unpleasant smells from restaurant, and potential rodent issues around homes.

SIGNATURE:

PRINT NAME: Moonseok Lee

ADDRESS: 22611 Ennishore, Novi, MI 48375

\*\*\* IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S). \*\*\*

Moonseok Lee  
22611 Ennishore  
Novi, MI 48375  
06/18/2024

**RECEIVED**  
**JUN 20 2024**  
**CITY OF NOVI**  
**COMMUNITY DEVELOPMENT**

Community Development Department  
Novi Planning Commission  
45175 W Ten Mile  
Novi, MI 48375

Dear Members of Novi Planning Commission:

My wife and I are both from immigrant family. Our parents decided to move to America so that their children can have an equal opportunity to achieve success and prosperity through hard work.

I was seventeen when I came to America with my family. I went to high school as a junior, and both my parents started working at the grocery. However, the paychecks my parents brought into our home was not enough to cover apartment rental, foods, and other necessities. So, my parents decided to look for second job at night and found a janitor position for office building cleaning. However, due to the size of the building, the cleaning company asked my parents if they can bring one more person so that cleaning can be done within 3 hours limit (from midnight to 3 A.M.). Without any hesitation, I told my parents that I can be the 3<sup>rd</sup> person. For a while, that's how we lived. My parents worked at the grocery during the day and cleaned the building at night. I went to school during the day and cleaned the building at night. This was challenging time for us, but what made us to keep going during that time was the American Dream that we believed in.

After 25 years later, my parents finally retired at the age of 72.

With 25 years of my parent's love and support, I was able to graduate college and get a job in automotive industry. I became an American citizen (the country I love), got married, and after 10 years of savings, my wife and I purchased our very first home in July 2021 in Ennishore.

Ennishore is special to me not only that it is my first home, but also it is the place where it reminds me of American Dream still exist today. What I also learned during all my years in America is that American Dream is not just about the material success, but the values that shape our lives. The value of caring and helping others. The value of bonding between families and friends. The value of respecting and understanding others. These values are foundation of our society and true representation of American Dream. What I also learned is how important role home has for family to develop these values.

Home is where family spends most of their time together. Family laughs together, cries together, share the moments and memories together. As family grows, these values grow within them. If there

is no home, there will be no family and there will be no American Dream. If there is no home, there will be no society. Simple is that.

So, when I received a notification from City of Novi regarding this new building proposal, the first question I asked to myself is “how this new facility will impact to our home?” Unfortunately, I cannot think of any positive impacts, but many adverse impacts. Alcohol, removing over 90 trees that currently proving shelter to our homes and families, adding lighting pollution, creating additional traffic congestions, disturbing noises from parking lots and pickleball courts, unpleasant smells from restaurant and potential rodent issues and in the end, what are the purposes of this new facility to our homes and community.

So, all I ask of each Planning Commission Members is to stand with us and say NO to this new building proposal. Help us to protect our homes, families, and the core values of American Dream so that we can continue to pass these values down to generation to generation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Moonseok Lee', written in a cursive style.

Moonseok Lee



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RESPONSE FORM

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CITY OF NOVI  
COMMUNITY DEVELOPMENT

APPROVAL OF JSP23-15 PICKLEBALL NOVI FOR PRELIMINARY SITE PLAN WITH SPECIAL LAND USE, A WOODLAND PERMIT AND STORMWATER MANAGEMENT PLAN

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Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

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I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

*See attached letter of objections*

SIGNATURE:

*Deborah Malott Robert Malott*

PRINT NAME:

*Deborah Malott Robert Malott*

ADDRESS:

*22601 Ennishore Dr. Novi, MI 48375*

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City of Novi  
Attn: Planning Commission

To Whom it may Concern,

We are writing this letter in response to a notice that we received from the Novi Planning Commission regarding the proposed development of a 45,000 square foot recreational building. This proposed development would back up to our home on Ennishore Dr.

We are writing to express our extreme opposition to this proposed development. We have many strong objections, and we will endeavor to articulate them here. It should be noted that these objections, every one, have to do with how this proposed development would impact our quality of life negatively.

- 1) The noise level/sound disturbances - the noise level that would be expected with this type of establishment, especially (but not limited to) the addition of 2 outdoor pickleball courts, would be extremely intrusive. From car doors being slammed, late night parties, traffic coming and going, noise from the restaurant, the outdoor pickleball courts, dumpster doors being slammed shut, this would totally destroy the tranquility of our neighborhood.
- 2) The proposed placement of the dumpsters on the NE portion of the property would have a huge impact

on our quality of life. When you consider the odors that would be generated, as well as the very real possibility of rat infestations and insects including, but not limited to roaches, flies, gnats, etc. And this would be practically in our backyard. Would you want to live with the smells and vermin generated by a dumpster right over your back fence? We are parents and grandparents, and ~~we~~ would not be able to even enjoy our own backyards. Not to mention the sounds of dumpsters being slammed around when they are being emptied. It is totally unimaginable and unacceptable.

3) The lighting issues - Although we cannot even pretend to understand all the proposed lighting codes and regulations, we do know that 25 foot high lights will most definitely have a negative impact on our quality of life. So in addition to having to deal with intrusive noise levels and odors, we would have to deal with light pollution. I doubt we'd be able to open windows at night without being invaded by unwanted smells, noise and light.

4) Safety concerns - with restaurants and especially bars comes the likelihood of safety concerns. The very reason we bought our home here on Ennishore was because it was a quiet residential neighborhood with a light industrial complex behind us. No matter how you look at it, bars attract crowds that are

not always peaceful.

5) Traffic concerns - With this proposed development of a 1.5 story recreational building with a restaurant / bar, pro shop, party room, snack bar and indoor and outdoor pickleball courts, there would be a tremendous increase in traffic on 9 mile rd, which is already a nightmare during rush hour, and especially when a train is going through. Another quality of life issue.

6) property values - What is this going to do to our property values, we wonder. We believe it likely that it will decrease our property value, to have our house backing up to a very noisy, very intrusive establishment. Our home is our sanctuary which this threatens to destroy, and it is the only nest egg we have.

I could go on and on, but I will end with this - my husband and I are vehemently opposed to this proposed establishment being built in our backyard. Even the variances that are proposed make it all the more objectionable. We hope and pray that our voices are heard. This is our home and we join with our neighbors in solidarity against this proposed development.

Sincerely Deborah Melott, Robert Melott

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CITY OF NOVI  
COMMUNITY DEVELOPMENT

Novi Planning Commission

Re: JSP-15 Pickleball Novi Preliminary Site Plan and Special Land Use Approval

We have been residents of Meadowbrook Lake Subdivision for 41 years. We have enjoyed the tranquility and park like atmosphere in our neighborhood which was one of the most importance reasons for purchasing our home. We oppose the proposed development for multiple reasons. Please see below our reasons for concern and opposition to this development.

It is our opinion that this proposed development is not a viable option for this site due to the variances that the developer is requesting which do not protect the neighboring residents. There are multiple provisions in the I-1 zoning district to protect the residents abutting their property. These provisions were put in effect to protect neighboring residential districts from the adverse impacts of adjoining development. Upon review of the plan submitted to the planning commission, it is obvious that the requested variances should not be permitted.

1) **Placement of parking lot** – The developer is requesting an almost 40-foot reduction in the required 100 feet of set-back from adjacent homes. This would expose residents to sound from cars, motorcycles, trash removal, snow removal, and people’s voices for a period of 15 hours a day, in addition to the noise from the outside pickleball courts for 10 hours a day. This would impact all outdoor activities on our own property. Can you imagine trying to have your morning coffee or entertaining friends and family on your deck/patio with these factors? At times, we can hear trucks from the other properties on Venture Drive. Even with a variance, the proposed parking lot would not meet the requirements for the proposed activity of this facility.

2) **Light pollution** – The lighting from the parking lot, building signage, and security lighting will have an impact on our property. During the winter months, when the leaves on the trees have fallen, we are already impacted by the lighting from other buildings built on Venture Drive.

3) **Noise** – This will be multifactorial. The proposal primarily addresses the noise from the outdoor pickleball courts which have been reported to be below the required exposure. Decibel readings alone are not sufficient for conveying the true magnitude of annoyance. The noise from all factors involved with this development need to be considered cumulatively. The entrance to this facility is located on the resident side of the building so everyone entering and leaving will contribute to the noise. This would include traffic, deliveries of products, snow removal, trash removal, and people. The provisions provided for residents in the I-L zoning district - states that “noise disturbances” regardless of decibel levels should be avoided. Our own research regarding noise from pickleball itself has shown to be greater than what the developer is proposing. There are currently multiple



lawsuits throughout the country due to the noise from outdoor pickleball courts. The city of Arlington Massachusetts has closed all their outdoor pickleball courts permanently due to the impact on residents. They have proposed the addition of a sound barrier which would not be permanent. Who would be responsible for the maintenance and enforcement of this barrier? The 1-L zoning states that all uses should be conducted wholly within a completely enclosed building which the outdoor pickleball courts would be a variance.

4) **Traffic** – An additional 360 “trips” are expected to this facility daily which would double with coming and going. This would add to the congestion on 9-mile road which has already increased particularly in the past two years and with the addition of SPARC on the south side on 9-mile road. Trying to cross 9-mile road to walk on the pathway or to go to rotary park has become increasing more difficult. We have already had to endure “drag racing” on Venture Drive usually early in the morning hours.

5) **Restaurant and Bar** – The plan proposal includes a restaurant and bar within the facility which from review will be open to the public. This would also allow them to offer the facility for parties which would increase the number of people in the facility. How can 104 seats be considered accessory? Once again, the 1-L zoning prohibits either of these next to residential property. It is our opinion that anytime you add alcohol to a situation, it increases the potential for bad behaviors from patrons. This would include to name a few – driving under influence, arguments, loud speech including profanities (who wants their children and grandchildren to be exposed to this?) Other factors to consider with the addition of a restaurant include food smells from cooking, increased trash, rodents, and frequent delivery of food products – several times a week.

6) **Environment** – The 1-L zoning requires a 10-foot berm for protection of the adjacent residential properties. The proposal does not offer any explanation of their plan for this and per the requirements of zoning regulations there is not sufficient room due to the request for a variance for the parking lot. Their plan is to remove ninety trees and only replant 50 trees. It would take several years for the residents of Meadowbrook Lake to regain the benefits provided by the new trees. It is stated that the developer would provide a tree credit to the City of Novi – how does this benefit the residents of Meadowbrook Lake? The trees on our property have already been affected by the excessive pruning by DTE and lessened our protection from the development. This has impacted the “park-like” environment of our property and this development will only add to this.

7) **Property Values** – We would be remiss to not include this in our opposition to this proposed development. The current properties that have been developed on Venture Drive have not required the variances that are being requested by this developer. As stated previously, the pickleball noise alone would be a deterrent to potential buyers of our homes thus decreasing our property values. This was discussed with a local real estate agent, and it was strongly encouraged for us to oppose this development to maintain our current property values. We have been fortunate to live in a neighborhood that has been well maintained by both the independent homeowners and subdivision association. The

acceptance of this development would have an impact on our property values due to the variances to the currently zoning.

Obviously, all these factors are interconnected and overlap to the adverse effects to residents abutting this proposed development.

In closing, this developer is requesting waivers, exceptions to avoid complying with the limitations provided by law for the residents with the provisions in 1 L zoning. We are requesting that you take the above information into account as you are making your decision regarding this development. Although, we recognize the importance of continued development in Novi – this development is not appropriate for property abutting residential properties. Following the law as written is common sense when considering this development.

Sincerely,



Thomas and Rhonda McDougall  
22633 Ennishore Drive

**Statement of Meadowbrook Lake Subdivision Association In Opposition to JSP23-15  
Pickleball Novi Preliminary Site Plan and Special Land Use Approval**

The Meadowbrook Lake Subdivision is one of the oldest neighborhoods in Novi. Its Homeowner's Association was incorporated in 1966 and has been in continuous operation since then. There are 150 homes in the subdivision. Over the years, residents of our subdivision, including some current residents, have served on the City Council, the Planning Commission, the Zoning Board of Appeals and even as Mayor. The homes here are owned by new families with young children, great-grand parents (a few of whom are original owners) and every kind of family in between. On behalf of these residents the Homeowner's Association Board of Directors respectfully submits this statement opposing the proposed pickleball development adjacent to our subdivision.

**INTRODUCTION**

The stated intent of the law governing uses in an I-1 zoning district is to allow certain types of development "but at all times to protect neighboring residential districts from any adverse impacts." 3.1.18.A. The Planning Commission is in fact required to make a finding that, "The scale, size, building design, facade materials, landscaping and activity of the use is such that current and future adjacent residential uses will be protected from any adverse impacts." 3.14.3.A. (emphasis added) In addition, the Planning Commission is required to make a finding that, "The lighting, noise, vibration, odor and other possible impacts are in compliance with the standards and intent of article...." 3.14.3.C. (emphasis added). The zoning ordinance itself contains specific limitations on developments in I-1 districts in order to fulfill the law's intent that there be no adverse impact on an adjacent residential neighborhood. Unfortunately, rather than showing how this development will comply with the limitations in the ordinance that are designed to protect the adjacent homes and the families who live there from all adverse impacts, the development application here seeks waivers, exceptions and workarounds to avoid complying with those limitations.

The waivers, exceptions and workarounds sought by the applicant to the protections the ordinance provides to residents include:

- Seeking a waiver from having to provide the required 10-foot-high, 66-foot-wide protective berm between the project and the adjacent homes so that the applicant can try to obtain the next listed waiver, the waiver of the required parking lot setback;
- Seeking a nearly 40% reduction in the required 100-foot parking set-back from adjacent homes for over 40 parking spaces, putting them 61 feet from the residential properties, and therefore putting a parking lot where there should be a 66-foot-wide protective berm;

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- Seeking to allow outdoor activities when the I-1 standards/requirements specifically state all uses must and shall be indoors;
- Seeking to allow noises that at a minimum would obviously violate the City of Novi's Noise Disturbance Ordinance, including pickleball noises that are currently a source of controversy throughout the Nation; and furthermore, submitting a noise mitigation analysis that does not comply with the requirements of the zoning ordinance because it does not attempt to account for all sounds of the project, nor for the cumulative effect of those sounds;
- Seeking to work around the clear intent of the zoning ordinance that drinking and eating establishments not be allowed next to family homes, by claiming that a large restaurant and bar (serving 104 diners/drinkers, per p.4 of Planning Review Chart) should be allowed abutting a neighborhood because it is only an incidental accessory use of the development.

In this statement the HOA will address each one of these issues separately. The HOA will show that some of the waivers sought are not even authorized by the Zoning Ordinance. The HOA will also show how each issue, by itself, makes clear that there will be an adverse impact on the adjacent neighborhood and therefore the project cannot be approved. However common sense alone should tell us that a development that seeks such significant waivers and work arounds to the ordinance provisions designed to protect a neighborhood from adverse impacts, cannot possibly avoid having at least some adverse impact on the neighborhood. It must be emphasized that some or a little adverse impact is not allowed. A development that the Plan Review Center Report at p.1 suggests "mostly conforms" with the zoning ordinance protections, is a development that is not allowed. The law requires that the neighborhood and the families who live there will be protected from "any adverse impact". Such a finding is not possible here.

**Required Ten Foot HIGH, 66-Foot-Wide Berm:**

To protect residential homes from adverse impacts, the I-1 standards require a 10-foot high 66-foot-wide berm between a development and an adjacent neighborhood. The standards provide very detailed requirements for such a berm and how it is to be created and landscaped. 3.14. E. The applicant seeks a waiver of these requirements. Page 3 of the Planning Center Report states that the landscape review recommends approval of the site plan "with the condition that Planning Commission approves the waiver for screening berm height". The landscape review states that an existing berm that is only 5 to 8 feet in height could be OK if the applicant can show the existing berm and "proposed" landscaping will provide sufficient buffering for the adjacent homes. This approach is just not allowed under the I-1 zoning provisions. The ordinance makes clear that the only way to obtain a waiver of the berm requirement, is for the applicant to show that an existing, "retained" woodland will provide protection equivalent to the required ten-foot berm, not 'proposed' landscaping. The applicant does not comply with

this requirement, nor any of the other required conditions for obtaining a waiver of the protective berm.

The I-1 berm provisions, at 3.14.5.E, allow waiver of the required 10-foot berm pursuant to section 5.5.3A. VII of the zoning ordinance. That provision only allows a waiver when necessary to retain an existing woodland and “all” of certain precise conditions are met. Pursuant to those conditions, a waiver is only allowed when a “retained” woodland by itself already provides visual screening equal to that of the waived berm and also is of a depth and height equal to, or greater than, the ten-foot berm requirement being waived. See 5.5.3.A. VII. a and b. Further it must be established that failure to retain the wooded area will have a negative impact on the overall preservation of woodlands in the City of Novi. 5.5.3.A.VII.c. Additionally there must be permanent preservation easements granted from all property owners, including the adjacent residential property owners, where the retained woodlands are located. The easements must also contain requirements for perpetual maintenance of woodland features. 5.5.3.A. VII.

None of these requirements appear to be addressed in the application or planning documents provided to the residents. All that is said is that proposed landscaping and tree planting may work to provide screening, not that retained woodlands will provide that screening. Nor is it stated anywhere that retaining the existing woodlands is necessary in order to prevent a negative impact on the city’s overall woodlands preservation efforts. The height and depth requirements necessary to allow the retained woodlands as a substitute for the berm are not addressed at all.

It is in fact clear that the development cannot possibly comply with the depth requirements for obtaining a waiver of the berm. The retained woodlands and any promised future plantings, cannot possibly be of the same depth as the required berm. The berm required by 3.14.5.E must have a minimum width of 66 feet—it must be 10 feet high, be 6 feet wide at the top and have a slope ratio of 3 feet horizontal to 1 foot vertical, all adding up to a minimum of 66 feet in width. The applicant however needs this berm waiver in order to get another significant waiver; a waiver of the required 100-foot setback between the parking lot and the adjacent neighborhood. The applicant seeks to put 40 parking spaces only 61 feet from the residential lot lines. Obviously if the parking lot is only 61 feet from the lot lines, the retained woodlands and future planting will not be of the same depth as the berm. The strip of trees and planting will only be 61 feet in depth, not 66 feet. The law does not allow such a substitute for the required berm.

Additionally, none of the woodland preservation criteria are met here. As already noted, the law does not allow proposed woodlands and planting to serve as a justification for waiving the berm. Rather it is the “retained” woodlands that must meet those height and depth screening requirements. The attempt to obtain a waiver based on “proposed” woodlands is just not authorized. And in this development there is in fact no intent to retain existing woodlands. Instead, the development will decimate those woodlands. Many trees will be cut down, including 90 regulated trees of which only 50 will be replaced on site. Plan review Center

Report, p.3. Obviously promised new trees and landscaping will not provide the same screening and protection as already existing woodlands, especially when 40 less trees will exist in the new woodland area. Waiving the berm height based on proposed plantings and partial replacement of cut down trees, is just not authorized under the ordinance. This is especially true when the new woodlands will not have the same depth as the required protective berm.

Additionally, there is no attempt to establish, as required by the law, that protection of the existing woodlands, and thus waiver of the berm requirement, is necessary to prevent a negative impact on Novi's overall woodland preservation. The reason for this failure seems obvious-- it is clear the berm requirement is being waived, not to protect Novi's woodlands, but rather to protect a parking lot. Allowing a parking lot to be placed in the location where the zoning law requires a protective berm to be built is not something the Planning Commission is allowed to do under our City's laws.

Finally, the only conservation easement referenced is one for the 50 new replacement trees. Nothing is said about the law's requirement that the entire existing woodland, even that on residential property, be subject to such an easement.

The ten-foot berm requirement is a significant protection the I-1 standards intend to be provided to residential neighborhoods in order to protect against the adverse impacts of an adjoining development. Such a berm provides significant buffer between I-1 developments and adjacent residences. The law makes clear it cannot be lightly waived. It can only be waived to preserve important woodlands when those existing woodlands already provide the same depth and height of screening. It cannot be waived for a parking lot.

As discussed in the next section, the parking lot waiver request is also something that is not appropriate and not authorized by the ordinance.

#### **Parking Set Back Waiver:**

In order to protect homes from the adverse impact of a development, the I-1 standards contain detailed limitations on parking, including a 100-foot setback requirement. 3.14.5.B. The language in that provision makes clear that the 100-foot setback requirement is not to be waived. Rather, front and side yard limitations are to be waived in order to preserve the 100-foot separation from the residents:

"All off-street parking...shall not be closer than one-hundred (100) feet from the boundary of a residential district and effectively screened from view from said residential districts by landscaping, walls or berms pursuant to the requirements of Section 3.14.5.E. Notwithstanding the requirements of Section 3.6.2.E-F, the Planning

Commission may permit front and side yard parking where necessary to maintain the separation required by this section.”

Thus, the Planning Commission is only allowed to waive the side and front yard setbacks—not the setback from the neighborhood. Despite the clear requirements and instructions of this section, the applicant does not request a waiver of side and front yard parking restrictions. Instead, the applicant seeks to waive the required 100-foot set-back from the homes abutting the property. The applicant seeks a large variance, seeking to reduce the setback from 100 feet to 61 feet for over 40 parking spots. The applicant is asking the ZBA to waive this requirement. Apparently the ZBA would not have to make a finding that the development would not have any adverse impact on the neighborhood. But the law prohibits the development from getting that far. The limitations stated in the Zoning ordinance on site plan approval must be followed by the Planning Commission. The Planning Commission is only allowed to approve a development in I-1 that has a 100-foot parking setback from an adjoining neighborhood. It can waive front and side yard setbacks in approving a site plan. It is in fact supposed to waive those in order to preserve the 100-foot set back. But it cannot approve a site plan without the 100-foot setback no matter what the applicant hopes to persuade the ZBA to do. This effort to work around the express requirements and limitations on an I-1 development abutting a neighborhood is not allowed and should not be approved by the Commission. The Commission cannot waive its site plan approval responsibilities and allow the ZBA to approve parking setback waivers under less stringent requirements than that required by the I-1 Site Plan Approval process.

Additionally, how can the Commission find there is absolutely no adverse impact on the adjacent homes if the 100-foot setback and all the required screening at that distance is waived? Obviously, the setback is designed to protect residents from the noises associated with parking activity—cars coming in and out, doors opening and closing, people talking in the parking lot and the inevitable car alarms. Nothing in this plan explains how waiving this requirement that the zoning ordinance says the planning commission should take extreme measures to preserve, would not have an adverse impact on the adjoining neighborhood. In fact, the proposed development makes clear that the expected parking activity adjacent to the neighborhood would be much more intensive than any normal I-1 development.

Here the building is backwards. Its front is opposite from the street and faces the residential neighborhood! The plan estimates 360 one direction trips per day—or 720 entrance and exits every day, occurring throughout the day until 11pm. The site plan shows that over 40 parking spots will be located adjacent to the neighborhood. These will be the spots closest to the entrance and therefore the most used spots. Therefore, a very busy parking lot, 61 feet from residents’ back yards without even the required 10-foot high, 66-foot-wide screening berm is what is planned.

The applicant does point to other parking lots in this I-1 district that it claims has parking spaces closer to our neighborhood than the required 100 feet. See exhibits 1 and 3 to its parking setback variance analysis. These pictures do not show any actual parking spaces within the setback, much less the over 40, intensely used spaces that are planned by the applicant. Nor are they as close to the adjacent neighborhood as this plan proposes. It is a fairly desperate stretch to try to claim that putting in 40 parking spots 61 feet from residents' back yards, is somehow comparable to the examples the applicant cites in its variance request.

The only way the Planning Commission can allow the applicants proposed plan, is by saying that the provisions in the I-1 zoning provisions are a waste of time- there is no need to protect residents from parking lots and their activity. But the law does not allow this. The Commission must make a finding that there is no adverse impact on the neighborhood. Also, the Commission must find that the "lighting, noise, vibration, odor and other possible impacts are in compliance with the standards and intent of this article." 3.14.3.C (emphasis added). The parking lot waiver sought here, and the proposed intense parking lot activity so close to a neighborhood, is clearly beyond the standards and intent of the I-1 district. The Commission should not allow a site plan seeking such an extreme exception to the clear protections the law intends for the families who live here.

**Noise:**

The applicant has submitted a Noise Analysis purporting to show that the noise coming from the project meets the zoning ordinance limitations. The study concludes that as long as the applicant voluntarily shuts down the pickleball courts at 8pm there is compliance. There are several obvious flaws in the analysis that should cause the Commission to find the I-1 noise standards are not met.

First, the noise analysis does not comply with the requirements of the ordinance for such an analysis. Section 5.14.10.A prohibits sound levels "from any source or combination of sources" from exceeding certain stated decibel levels. Additionally, "the noise emissions under maximum operating conditions" are to be measured in a noise analysis attempting to show compliance with the standards. 5.14.10.B.ii. Here the noise analysis only addresses various noise sources, such as HVAC equipment, parking, Pickleball, and delivery trucks separately. Nowhere does it attempt to assess the cumulative effect of these sounds under maximum operating conditions. It does not address the sound coming from the combination of sources as required by the ordinance. It is like assessing the sound of a dozen lawn mowers by saying there is no sound problem because the sound coming from each lawn mower by itself is ok. The noise analysis just does not assess what the ordinance says must be assessed.

Additionally, the assessment completely ignores a key source of pickleball noise-that is the voices of players and spectators. Anyone who has played pickleball knows that it is a very lively sport in terms of players and spectators shouting. Often groups of players substitute in and out



after each set. Therefore, there can be both players and spectators during a match. The players do not play quietly and the spectators do not watch quietly. Yet no account is taken by the applicant or the noise analysis of the sound level emanating from shouting players and spectators all day long seven days a week. There is no analysis based on actual pickleball games on actual outdoor courts. Clearly the applicant and noise experts could have sought out such real-life examples. They chose not to. In the absence of an analysis of such an obvious source of noise, the applicant has failed to show the plan meets the noise standards of the ordinance.

Another important point is that the zoning ordinance does not displace the City's noise ordinance which prohibits noise disturbances without regard to decibel levels. See section 5.14.A.vi. The noise ordinance, Novi Code at 22-96, prohibits noise disturbances which are defined as any sound that violates the standards in the zoning ordinance, "or" any sound that "disturbs a reasonable person of normal sensibilities", "or" any sound that is "plainly audible", meaning the sound is detectable at a distance of 100 feet from the property line of the property that is the source of the sound. In fact the zoning ordinance itself uses the language of the noise ordinance to bar not only uses that do not meet the decibel level standards, but also uses that create noise disturbances. It states at 5.14.10.A.i:

"No activity, operation or use of land...building or equipment shall make, continue or cause to be made or continued, any noise disturbance, or allow to be emitted, sound from any source or combination of sources...which when measured in accordance with the procedures described in this Section exceeds the sound level limits in table 5.14.10.A.ii." (emphasis added)

Therefore, even in the zoning ordinance itself, it is not just sounds that exceed the decibel levels contained in tables that are prohibited. "Noise disturbances", regardless of their decibel levels are also prohibited.

The applicant's own analysis shows that the Noise Disturbance ordinance will be violated. It shows decibel levels of 50 right at the backs of the homes abutting the project-see exhibit 5 to the noise analysis. That is a plainly audible sound and therefore clearly violates the Noise Disturbance Ordinance.

Also, and perhaps more importantly is the inherently disturbing nature of the sound of pickleball. As the noise analysis itself states at p.4:

"The sounds from pickleball are distinct due to the impact of the hard plastic ball on the light weight hard composite paddles. The distinct "pop" sound of pickleball is an impulsive sound that occurs repeatedly through the course of the game...The two courts proposed...are expected to produce two impulses per second while both courts are in play."

Obviously, random, distinct popping sounds occurring two times a second 7 days a week during daylight hours has to be disturbing to reasonable persons with normal sensibilities. In fact, it

seems to be driving hundreds of people crazy. The national news is full of reports of complaints and litigation caused by pickleball court sounds. See examples attached. The Commission cannot approve a development that will so obviously violate the noise disturbance ordinance. Also, the Commission cannot find that this intense, distinct popping sound will not have any adverse impact on the families living in the homes next to this development, or that this sound meets the standards and the intent of the I-1 zoning district.

The noise analysis states that to at least get the pickleball popping sound below the daylight decibel limit of 60, the applicant intends to put in a sound barrier next to the courts. It is important to understand all of the problems associated with pickleball sounds and the violations of the Noise Disturbance Ordinance will still occur even with this barrier in place. Under the analysis, the decibel level will be at least 55 in the backyards of these residents, and as noted above, 50 at the backs of their houses. And the courts have to close at 8pm because they cannot meet the required standards after that time even with the sound barrier.

Also, a significant problem with the sound barrier is that it is removable. It is in the nature of a hanging curtain. How is its use and maintenance to be enforced? It cannot. This is just another weakness in the protections that are supposed to be afforded the residents abutting the project. If the curtain is shifted or removed or damaged the sounds will be even louder. Since the barrier is not permanent, there is no guarantee that even the inadequate protection it supplies will permanently be in place.

The Commission cannot possibly find that the outdoor pickleball courts comply with the intent of the I-1 noise standards. It cannot possibly find they will not cause a noise disturbance. It cannot find that they will not have "any adverse impact" on the adjacent homes.

### **Outdoor Activities:**

To protect residences from adverse impacts, the I-1 district standards specifically state at Section 5.14 that all uses "must" comply with certain required conditions. The very first condition stated is that, except for parking and storage, "all uses shall be conducted wholly within a completely enclosed building." 5.14.1. It is important to recall that the word "shall" in the zoning ordinance "is always mandatory and not discretionary." 2.1.3. As stated at section 3 of the How to Use Instructions of the Zoning Ordinance:

"The use of the word shall carries significant meaning. Shall regulations must be followed. Requirements that use the word may are discretionary, meaning that the requirement is at the discretion of the Planning Commission, City Council or Zoning Board of Appeals." (Emphasis in original)

Thus, in specifically addressing what activities can be conducted outdoors in an I-1 district, the Ordinance unequivocally says none, and unequivocally takes all discretion away from the

Planning Commission on that issue. Nevertheless, the applicant proposes two outdoor pickleball courts.

This mandatory limitation on use is nowhere addressed in the planning documents the HOA has received. No analysis at all appears to be provided on the issue. The HOA's analysis is provided below.

It appears the applicant is relying on Section 3.1.18.B.xvi which lists 'Private outdoor recreational facilities' as an allowed I-1 use subject to special land use rules. This statement occurs in an introductory, general statement of allowed uses in an I-1 district. It does not, and cannot, purport to override the specific requirements and standards stated in the ordinance as applicable to all uses in an I-1 district. No one would suggest that such requirements in I-1 districts such as building heights, noise limits, setbacks and other standards do not apply to all possible uses. In fact at section 3.14.3 the Planning Commission is required to make a finding that all possible impacts of uses in I-1 must be in compliance with the standards governing I-1 districts. The specific I-1 standards clearly intend that impacts from outdoor uses be prevented. Therefore, in order to follow those standards, the outdoor pickleball courts cannot be allowed.

In the end there appears to be a conflict between the general statement of allowable uses and the specifically stated limitations on all uses in an I-1 district. A private outdoor recreational facility is listed as a possible use, but then the specific I-1 standards applicable to all uses prohibit all outdoor activities. In resolving this conflict, it is important to note that in the statement of the types of uses I-1 districts are designed to promote, nowhere are private outdoor recreational facilities or anything similar mentioned. 3.1.18.A. Also significant is the general statutory construction principle, adopted in the ordinance with respect to other city laws, that more stringent regulations and requirements should prevail over less stringent ones. 1.2. See also 1.5. Additionally, in construing the Ordinance, "The particular shall control over the general." 2.1.1. Here, the statement of a less stringent use contained in a general list of possible uses in an I-1 district, cannot prevail over detailed, mandatory more stringent limitations on all uses contained in the specific standards applicable to I-1 districts. Given the stated intent of I-1 districts and the general rules of statutory construction, the proposed outdoor pickleball courts are not permitted in an I-1 district

#### **Eating and Drinking Establishments:**

To protect residential neighborhoods from developments that could adversely affect homeowners, the Zoning ordinance expressly bars eating and drinking establishments in I-1 districts unless they are on a major thoroughfare and more than 500 feet from the residential district. Section 4.49.1. Also, at section 3.1.18 the I-1 restrictions emphasize this limitation by stating that eating and drinking establishments will be permitted in an I-1 district only if they do not abut a residential district and only when they "serve the limited needs of an industrial district..." The Plan Review Center Report acknowledges these limits but then says the applicant

is arguing that the restaurant/bar is an accessory use—a use merely incidental to the pickleball facility. The report suggests that the fact the restaurant/bar space is only 10 percent of the overall building may support the claim. P.2-3. The Commission should not accept this argument.

It is clear that the zoning ordinance recognizes that eating and drinking establishments should not be located next to residential areas. The rationale is obvious. The odors, noises, garbage, regular deliveries of supplies as well as the potential for crowds and noisy activities from patrons outside a bar would adversely impact families living next door. Here the applicant proposes a 104-seat restaurant and bar open to 11pm 7 days a week. None of the concerns associated with the effect of a restaurant or bar go away because it is housed in a pickleball facility. The adverse impact will still be there. Since the Commission must make a finding that this use, even if it is an accessory use, cannot have any adverse impact on the neighborhood, the Commission cannot approve the restaurant/bar without completely ignoring the clear intent of the zoning ordinance to keep bars and restaurants away from people's homes. The Commission would have to assume there is no rational basis for the Ordinance to take such care that bars and restaurants be kept away from residential districts and that if an applicant puts a restaurant/bar in another building, all the adverse effects the Zoning Ordinance tries to prevent magically disappear.

The adverse effects associated with bar/restaurants will be the same no matter what building they are in. Since the Commission must make a finding that the proposed use will have no adverse effects on the adjoining residential neighborhood, it cannot approve the applicant's effort to work around the clear prohibitions of the ordinance.

Additionally, the percentage of square feet analysis used to make the argument the bar/restaurant is merely incidental to the overall use is not persuasive. Relative intensity of use would be a better approach. Here the 104-seat bar/restaurant would be the most intensely used area in terms of number of people using the overall space. There are 13 indoor pickleball courts. Assuming 4 players for every court, 52 people would be using those courts when they are full. The Bar/Restaurant has seating for 104 people. It could even seat more, since the applicant claims he is reducing the seating from around 120 to 104 to meet parking requirements. Furthermore, there will have to be cooks, servers, bartenders and cleaning employees to serve all of these patrons. It is obvious that in terms of numbers of people using the space, the bar restaurant is intended to be used by more people than the entire rest of the facility. How is that merely incidental?

Also, what about deliveries of supplies? Clearly the bar/restaurant will need daily deliveries of supplies whereas the pickleball courts will not.

What about garbage produced and picked up? Obviously, the bar/restaurant will produce much larger amounts of garbage, requiring much more intensive garbage truck service than the rest of the facility.

What about revenues? Will the pickleball courts generate more revenues than the bar/restaurant? Seems unlikely and in any event such a rational approach to determining what is incidental, is not addressed.

The applicant's effort to get around the need to keep bars and restaurants away from neighborhoods, by claiming its 100 plus seat bar/restaurant is merely incidental to 13 pickleball courts is not persuasive and should be denied.

**Potential for Future Conflict:**

In its effort to comply with the zoning ordinance, the applicant offers what are, in all practical effect, voluntary conduct and limits on how it will operate its business. It will reduce seating in the bar/restaurant. It will close the outdoor pickleball courts at 8pm. It will use a removable sound curtain to limit sound. It will dim its lights at 11pm. It will develop and forever maintain a woodland. As a practical matter are any of these measures enforceable? Additionally, without the 66-foot-wide protective buffering berm, the 100-foot parking setback, and the ordinarily required 500-foot setback for eating and drinking establishments, intense activity will be taking place unusually close to family homes. Allowing a development with these characteristics will just be creating an environment ripe for repeated conflicts between the residents and the business. The potential for repeated calls to the police and ordinance enforcement folks is very strong. Allowing a use of land that poses such a large risk for this type of friction is not good planning and is not what Novi is known for.

**Conclusion:**

The Meadowbrook Lake Subdivision Association appreciates the Planning Commissions consideration of the arguments presented in this statement, and requests that Pickleball Novi's Application for Preliminary Site Plan Approval be denied.



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Melissa Byrd

President, Novi Subdivision Association Board of Directors

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Tim Kirk, Vice President

23070 Ennishore, Novi, MI 48375

Cassie Ball

Cassie Ball, Secretary

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Jennifer Villanueva, Social

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Sarah Savela

Sarah Savela, Parks

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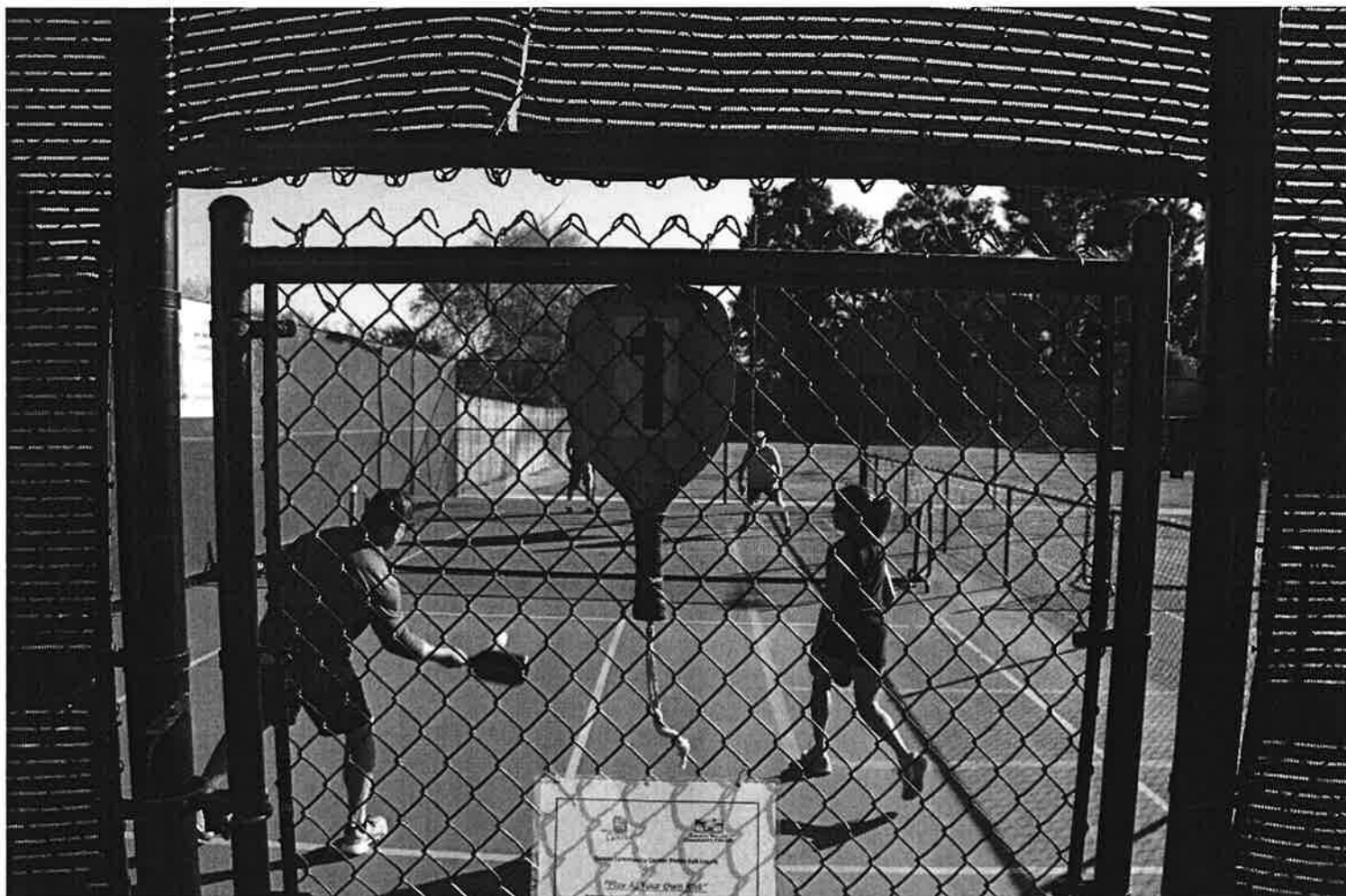
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CALIFORNIA

# Pickleball noise is fueling neighborhood drama from coast to coast



Walt Bies returns a ball during a game of pickleball at the Goleta Valley Community Center. The sport combines elements of badminton, table tennis, and tennis. (Genaro Molina / Los Angeles Times)

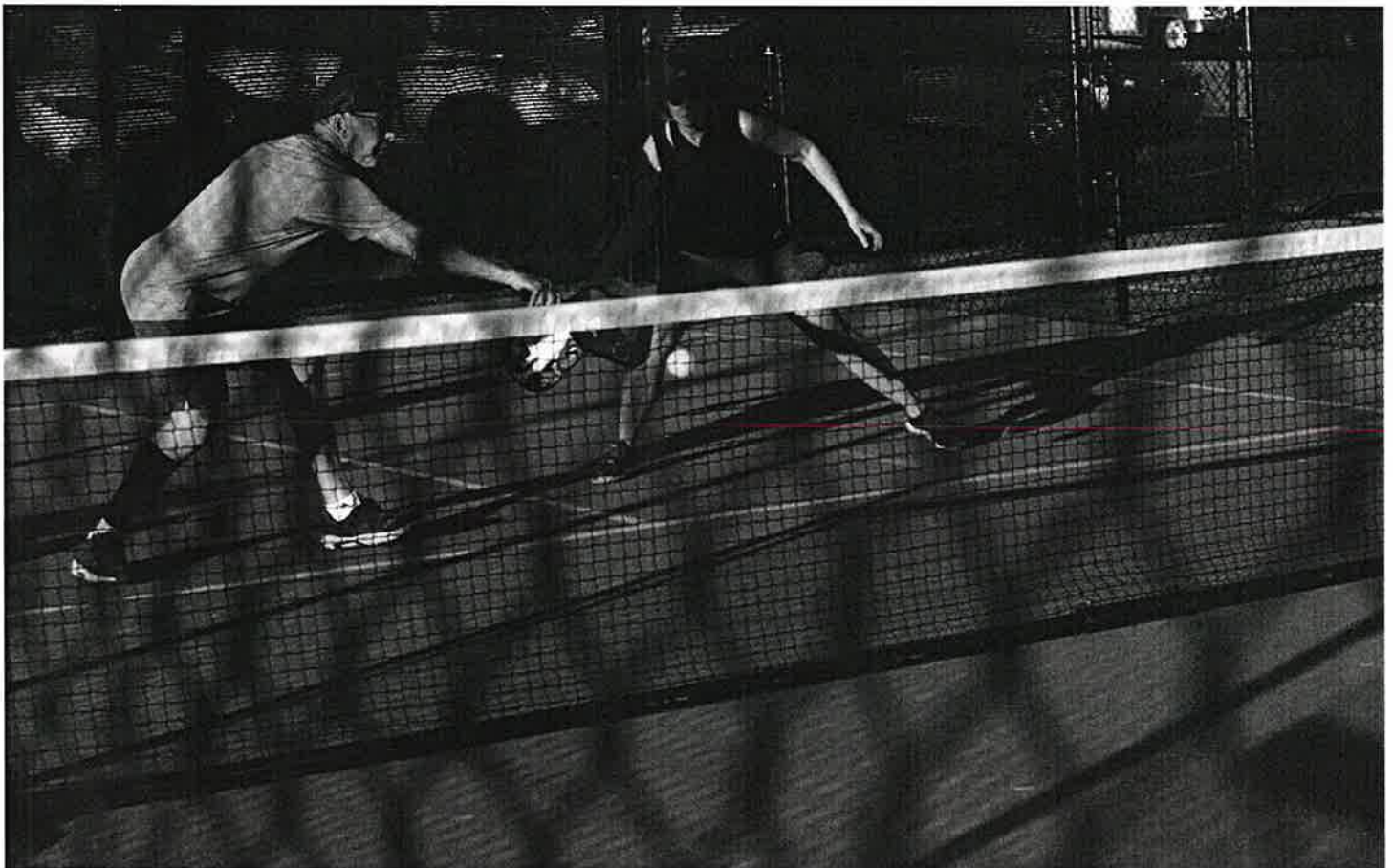
**By Connor Sheets**  
Photography by **Genaro Molina**

March 3, 2022 5 AM PT

GOLETA, Calif. — Seven days a week, dozens of retirees, college students, children and working parents flock to a sunbaked patch of pavement in this oceanside city just west of Santa Barbara. They're here to play pickleball, a nearly 60-year-old sport that's seen a surge in interest during the pandemic, wreaking genteel havoc from coast to coast.

On Feb. 18, as the waning winter sunlight filtered through the surrounding chain-link fence, Mike Myers dominated most of the competition. A dedicated player and leading local advocate for the sport, the 56-year-old holds court here at the Goleta Valley Community Center, smacking balls away with boastful shouts tempered by words of encouragement and advice.

"Right on the line!" he exclaimed, gesticulating across the court with his paddle after executing a particularly skillful forehand. "Nice try," he said after another. "No way you were getting that one."





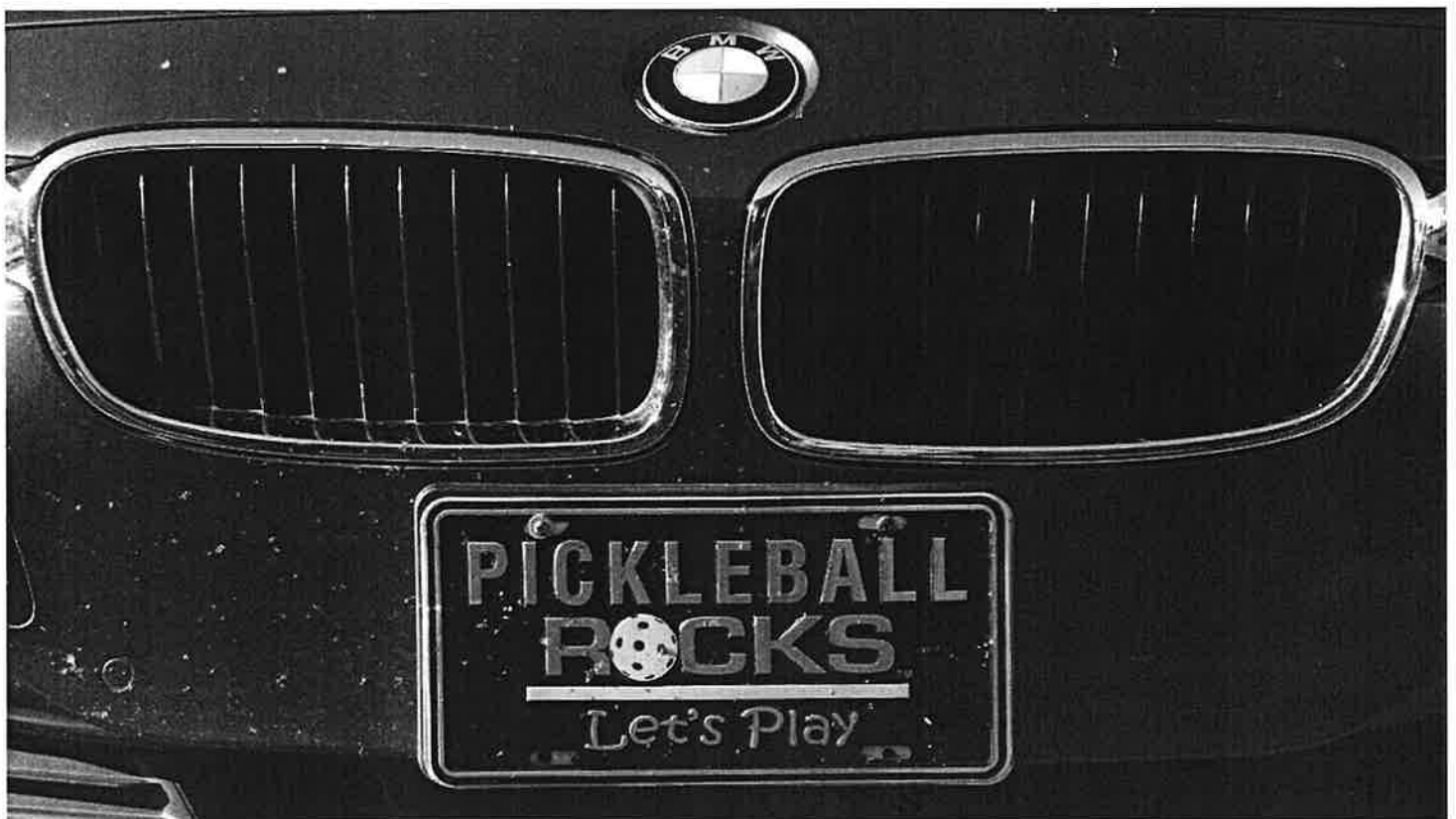
Steve Lough, left, and Kathi Scarminach go after a ball while playing a game of pickleball at the Goleta Valley Community Center. (Genaro Molina / Los Angeles Times)

His opponent, a 23-year-old college exchange student from Bavaria named Max Krautter, responded later in the game with a brief education in the fluid use of German expletives.

A democratizing sport with a low barrier to entry, anyone can quickly pick up pickleball without spending much money or taking years of lessons. The rules are relatively easy to learn, and the basic strokes are simple enough to get down during a couple of friendly games.

Because the playing surface is about one-fourth the size of a tennis court, there's little ground to cover, especially in doubles. The sport is so physically forgiving that it's unremarkable to see a gray-haired pair put a beating on their teenage grandkids.

But the rapid rise of the game — and the decibel levels, crowds and vocal advocacy it generates — has precipitated an intense backlash in communities across the country.



A pickleball enthusiast's car at the Goleta Valley Community Center. (Genaro Molina / Los Angeles Times)

In a lawsuit against Newport Beach, a Corona del Mar woman claimed the sounds of people playing pickleball 100 yards from her home caused her “severe mental suffering, frustration and anxiety.” A South Carolina couple filed suit against a country club near their home, alleging that late-night pickleball games caused “unreasonable interference with” their “enjoyment of their property.” In dozens of legal proceedings, people have successfully claimed that allowing pickleball violates local municipal codes or homeowners’ or condominium associations’ rules.

In New Jersey, a local blogger wrote last year that a village with about 25,000 residents had “declare[d] war on pickleball.” Earlier this month, a local news outlet published nearly 4,000 words about a months-long showdown over the sport on a sparsely populated British Columbian island in an article titled “The pickleball coup.”

*“We hear the ball hit the paddle from inside our homes all day long, 8 a.m. to 8:30 p.m. I want to stress that it’s all day, nonstop.”*

— **Katie Pazan, resident of a luxury townhome community within earshot of the Goleta Valley Community Center.**

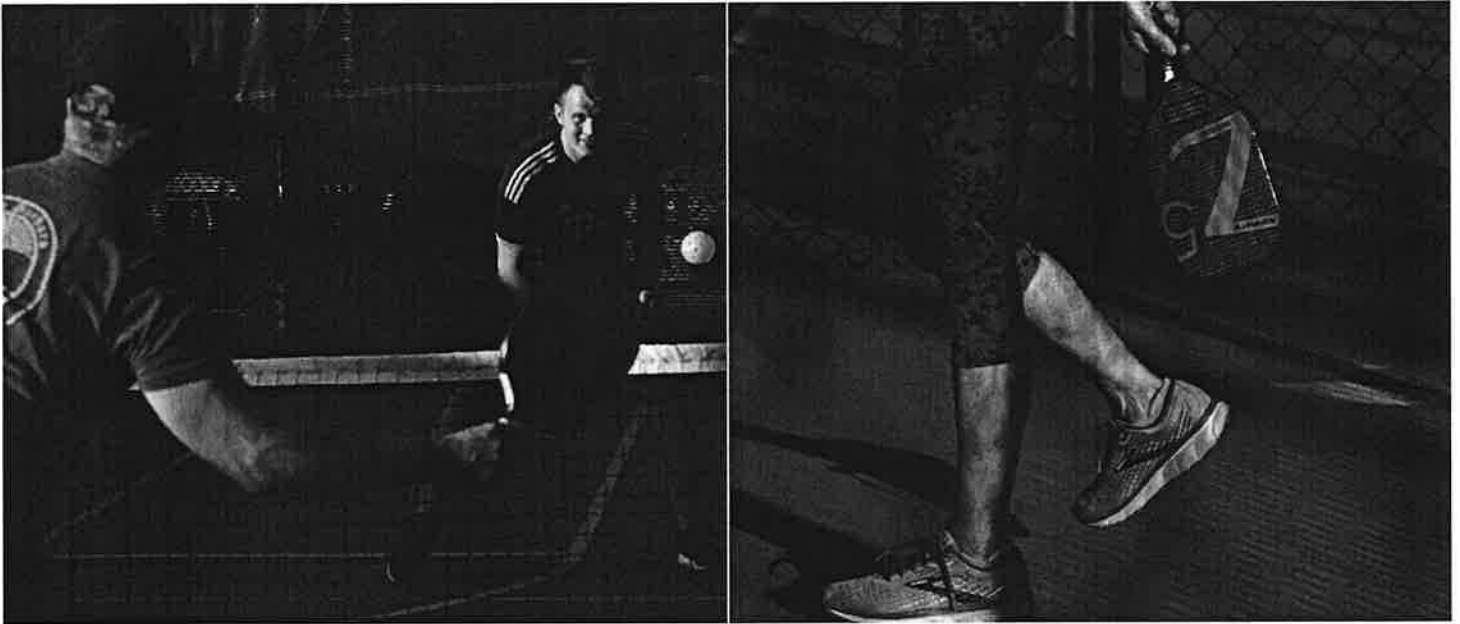
Some of the language used to describe the internecine pickleball debate is extreme, but it matches the tenor of the confrontations, which often turn neighbors against one another.

Goleta, best known as the home of the UC Santa Barbara campus, has been embroiled for months in one such battle, over the future of pickleball on a 27-year-old tennis court at the Goleta Valley Community Center in the city’s old town district.

Last year, the center asked the City Council to greenlight a plan to permanently convert the tennis court into four pickleball courts, resurface and paint the playing

surface, install fixed net posts, and replace damaged fencing. The outdoor facility is owned by the city, but the nonprofit center has leased it for years and said it would pay for the upgrades.

During several hours of public meetings beginning in November, local officials read and heard testimonials from hundreds of pickleball fans who support the project and a handful of nearby residents who consider it a nuisance. The final meeting on the topic — at least for now — unfolded Tuesday evening.



Mike Myers, left, prepares to return a volley against Max Krautter while playing a game of pickleball at the Goleta Valley Community Center. Judy Lough, right, heads to her position. (Genaro Molina / Los Angeles Times)

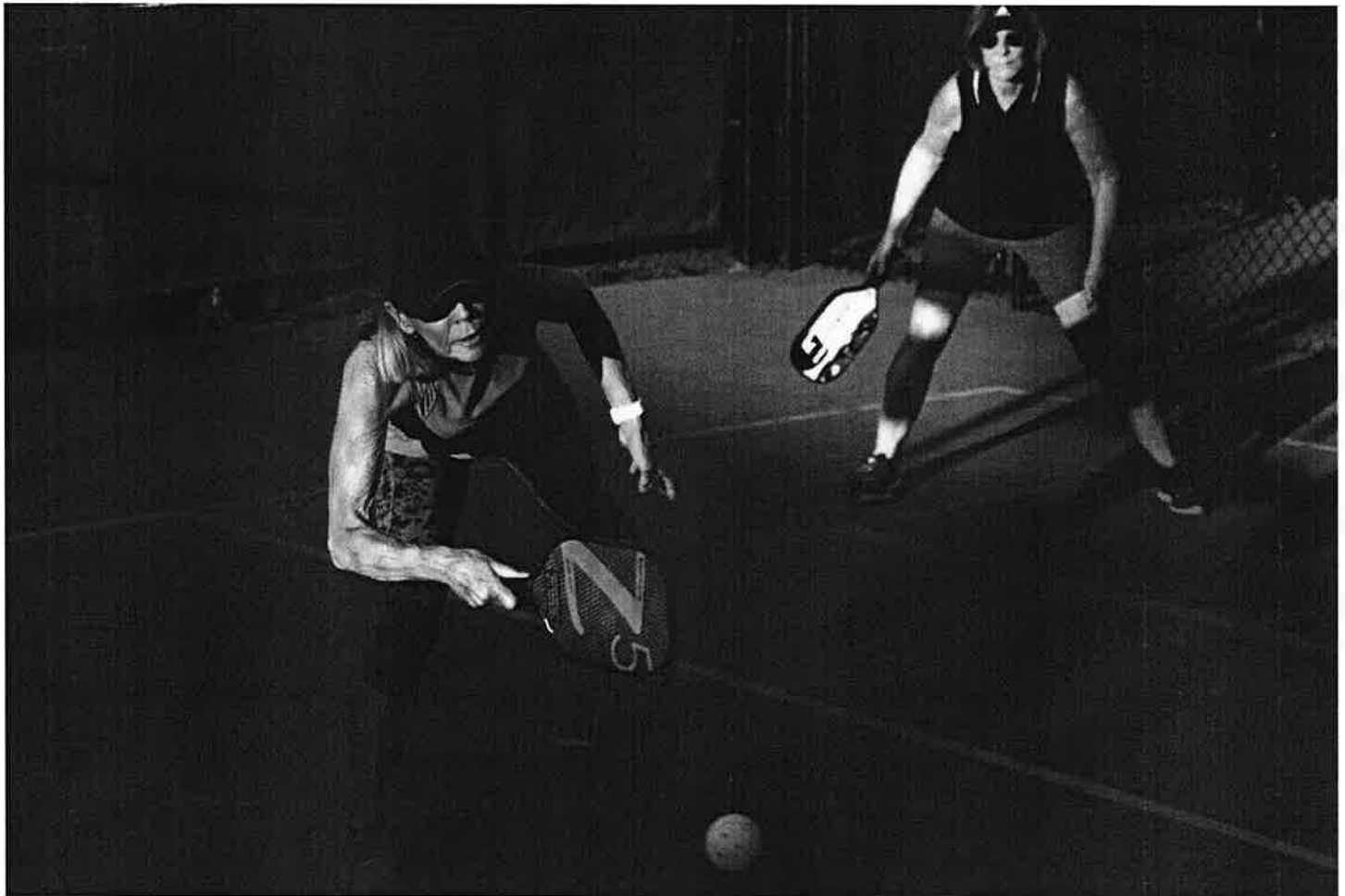
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There's no question that pickleball is noisy.

Researchers have shown that the sound of a solid pickleball paddle hitting one of the sport's hard plastic wiffleball-like balls can be more than 25 decibels louder than that of even the hardest-swung Wilson connecting with a felt-covered tennis ball.

Katie Pazan lives in a luxury townhome complex within earshot of the Goleta Valley Community Center. During a virtual City Council meeting in January, she decried the “nuisance” sounds of people playing pickleball on the community center’s courts.

“We hear the ball hit the paddle from inside our homes all day long, 8 a.m. to 8:30 p.m.,” she said. “I want to stress that it’s all day, nonstop.”



Judy Lough, left, and Kathi Scarminach play a game of pickleball at the Goleta Valley Community Center in Goleta. (Genaro Molina / Los Angeles Times)

Myers, the pickleball enthusiast, dismissed those concerns, claiming the sound of the play drops to a minimally bothersome level by the time it reaches nearby homes.

Tim Hayes, a 65-year-old engineer who says he lost 35 pounds playing pickleball regularly, acknowledged that “the sound aspect is real” in an interview after coming off the community center courts on Feb. 18. He said a neighbor has a pickleball court

about 200 yards from his Goleta house, and that he can often clearly hear the game being played.

“I don’t mind because I just love the sound of it. I’m jealous that someone’s got it in their backyard,” he said.

And yet, like more than 300 other pickleball players in this town of about 30,000 people, Hayes strongly supports the court revitalization plan and cast doubt on claims that pickleball noise bothers nearby residents.

“You’ve got to be kidding. We’ve got the airport, Highway 217, the bus depot and the 101,” he said. “This has got to be the noisiest place in Santa Barbara County, and somebody complained about the noise?”

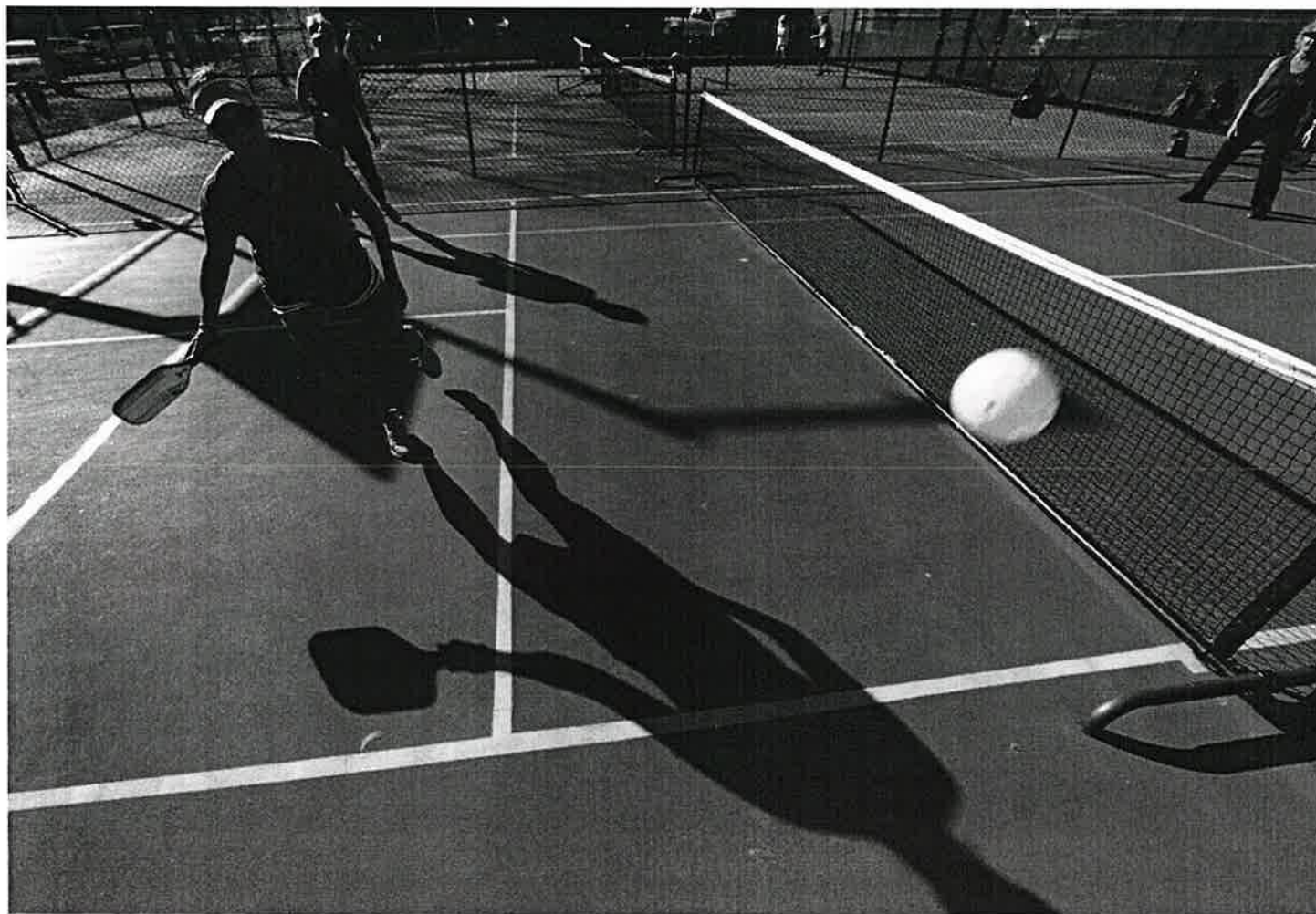


A sign at the Goleta Valley Community Center says “Join the fun. ALL are welcome!” in Spanish. (Genaro Molina / Los Angeles Times)

And so a line was drawn in the grass between two groups of residents in this little corner of Goleta. The same thing has happened in communities across the country as the sport has moved into new towns and suburbs accustomed — and in many cases entitled under the law — to hearing less of a racket.

Over the last two years, Nicholas Caplin, a founding partner at Lubin Pham & Caplin in Irvine, has represented members of more than 10 California residential communities with newly built or converted pickleball courts in claims against the homeowners' associations that allowed the changes.

Caplin said he could not discuss the specifics of the cases because they all settled via mediation and are typically subject to confidentiality or non-disclosure agreements. But he said that in case after case, HOA codes and covenants included noise provisions that the pickleball courts were ultimately found to have violated.



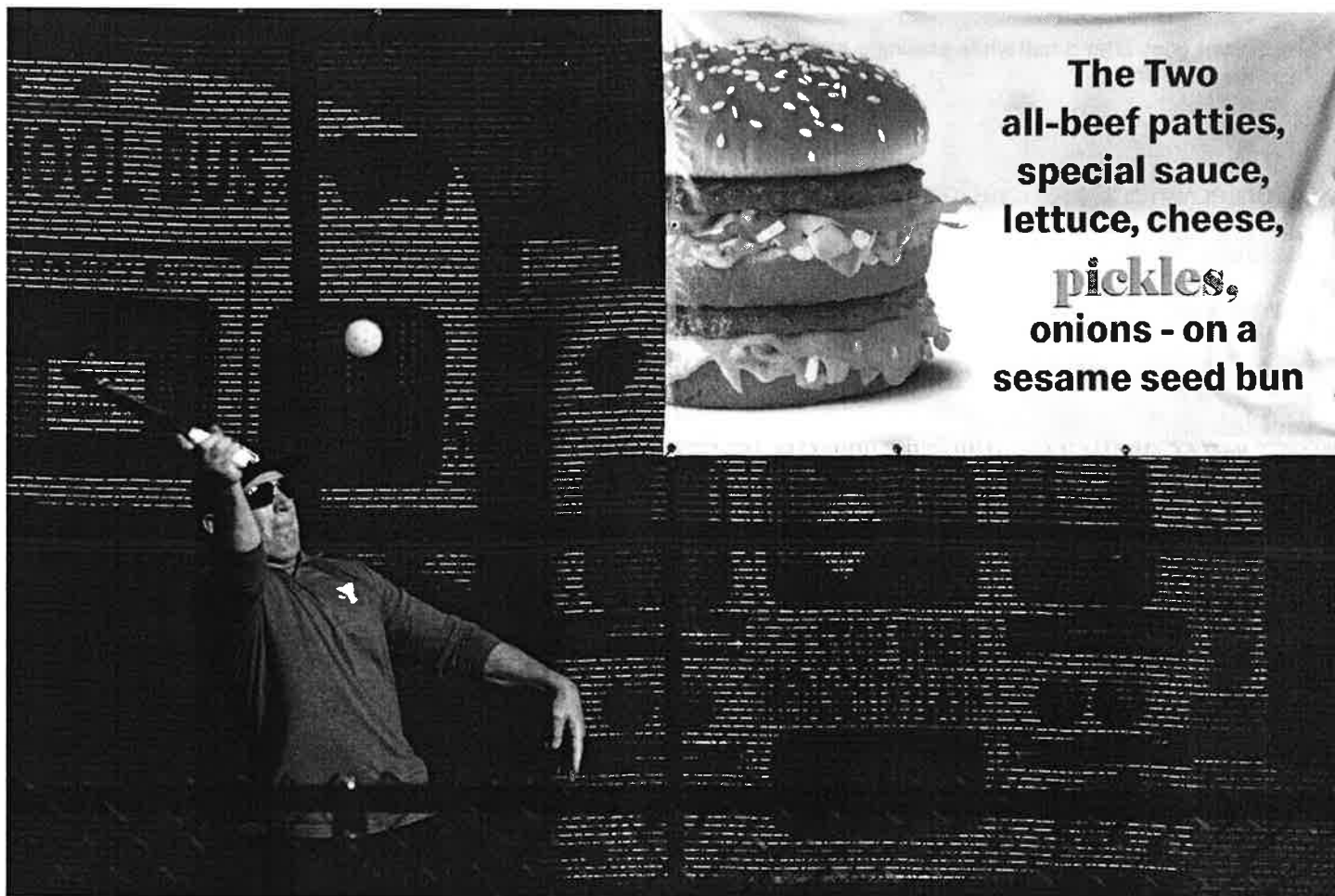
Lisa Streett goes after a ball while playing a game of pickleball at the Goleta Valley Community Center. (Genaro Molina / Los Angeles Times)

“Homeowners’ associations say, ‘Let’s do a nice thing and make tennis courts into pickleball courts.’ The outcome of that is additional noise,” he said. “The HOA is convinced of their exposure and takes action to avoid escalation, usually by settling, by either agreeing to no pickleball or drastically reducing noise associated with pickleball.”

Legal claims against municipalities in California and across the country have forced similar resolutions, because volume levels associated with pickleball violate noise restriction ordinances for residential areas. The claims often result in “really ugly neighborhood drama,” Caplin said, but people who live near the courts typically win out.

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To substantiate claims of excess volume from pickleball courts, Caplin and other attorneys sometimes turn to companies like Spendiarian & Willis Acoustics & Noise Control.



Walt Bies goes after a ball next to a sign that highlights the word "pickles" during a game of pickleball at the Goleta Valley Community Center. (Genaro Molina / Los Angeles Times)

For about a decade, Lance Willis, principal acoustical engineer at the Tuscon-based firm, has performed pickleball-related acoustical analysis in communities from Palm Springs to Massachusetts to Canada.

Often, he is hired to measure the sound levels emanating from pickleball courts so the results can be compared against volume thresholds outlined in municipal codes or HOA rules.

Sometimes that requires him to set up his handheld NTI Audio XL2 audio and acoustic analyzer on a tripod at multiple points on or near a court during play to determine how loud it is. Or Willis will set the device up on the property line of an adjacent home to measure how much noise is actually reaching neighbors.



The loudest sound produced hundreds of times during a pickleball match — the two-to-four-millisecond “impulse sound” generated when a paddle connects with a ball — is inherently louder than those of sports like tennis or basketball, he said.

While researchers have found that even a “loud” tennis shot will usually fall short of 60 decibels, Willis said he’s recorded peaks of 85 decibels from a backyard more than 50 feet away from a pickleball court.



Lisa Streett, left, Lori Rozenburg, Sharol Janes and Lori Brakka show off their paddles while taking a break from playing pickleball at the Goleta Valley Community Center. (Genaro Molina / Los Angeles Times)

Extended exposure to 80-decibel noise can cause hearing damage; it’s equivalent to hearing a freight train from just under 50 feet away, according to a Purdue University study. The sound of a blender comes in at 88 decibels.

“Pickleball may not appear to produce high levels of acoustical energy, but it does,” he said. “It is not equivalent to tennis or basketball or a lot of the other common activities that you hear at parks. It really has a higher noise impact.”

That higher noise impact can mean the difference between violating rules and regulations, as evidenced by numerous places where tennis has been deemed permissible without sound mitigation but pickleball has not. It can also have negative consequences for nearby residents, according to Tom Spendiarian, principal architect at Spendiarian & Willis.

“One guy was a Vietnam vet, an old guy, and he said it sounds like a mortar being dropped in a mortar tube — the plunk sound” of a paddle and pickleball colliding, Spendiarian said. “It freaks him out.”



Steve Lough and his wife, Judy, tap paddles at the end of a pickleball game at the Goleta Valley Community Center.

(Genaro Molina / Los Angeles Times)

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By the time the lights over the Goleta Valley Community Center's four pickleball courts came on one recent Friday evening, dozens of games had already been played. Unlike tennis, in which a single match between two good players can tie up a court for hours, many pickleball matches last just 15 to 30 minutes.

The sport is perfectly suited for high-turnover open play. Multiple times an hour, a fresh crop of players steps out on the courts, gets their blood pumping, then steps back outside the fence.

Some pickleball players scoff at concerns about noise and commotion and emphasize the sport's benefits.

"There's just people out there that are just cranky," Lori Brakka, a 59-year-old Goleta grandmother, said after finishing a match at the community center that Friday afternoon. "They don't enjoy hearing people laughing and having a good time."

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JoAnne Plummer, parks and recreation manager for Goleta, highlighted pickleball's good side.

"From a recreational standpoint, the passion for pickleball and the need is nice to see. It's nice to see people passionate, being outdoors and doing something social," she

said last month.

But she acknowledged the concerns about the noise, and about whether the community center's plan to permanently install pickleball courts — and charge usage fees — would shut out lower-income residents and people of color.

Plus, some athletes in Goleta and beyond believe that permanently converting courts for pickleball unfairly reduces the number of locations where people can play tennis or other sports.

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Pickleball is undergoing a major surge in popularity. According to USA Pickleball, about 4.8 million people played the sport at least once in the U.S. in 2020, an increase of nearly 40% in just two years.

But tennis remains far more popular, with tournaments around the world, four of the most-watched global sporting events and more than 21 million people playing the sport in the U.S. in 2020, according to a 2021 study by the Physical Activity Council. That's a 22% increase of total players in 2020, nearly 3 million of whom played tennis for the first time that year.

Fans frequently call pickleball "America's fastest-growing sport." But while the data show the pandemic has driven large numbers of people to the courts, they don't say whether they're swinging pickleball paddles or tennis racquets.

At Goleta's January City Council meeting, Mayor Pro Tem Stuart Kasdin pushed back against a claim by local pickleball advocate Chuck Riharb that "trends" show "tennis people are moving to pickleball" locally and nationally.

“The assertion that people aren’t playing tennis anymore, that it’s just a dying sport or something like that, I think is unfounded,” Kasdin said. “People are playing tennis.”

But they’re also playing pickleball.

And now Goleta has four more courts permanently dedicated to the sport. On Tuesday, the city’s council unanimously approved the Goleta Valley Community Center’s court revitalization proposal.

First, the center had to agree to take steps to address neighbors’ concerns, including adding sections of windscreen and wooden fencing to dampen sound, offering free monthly pickleball workshops and eliminating most usage fees.

“We listened, they listened, and they came up with a compromise I can live with,” Mayor Paula Perotte said at the council meeting Tuesday evening.

“We have some pickleball advocates very happy tonight.”

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**Connor Sheets**

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**Genaro Molina**

Genaro Molina is an award-winning staff photographer for the Los Angeles Times. He has worked in journalism for more than 35 years starting at the San Francisco Chronicle. Molina has photographed the life and death of Pope John Paul II, the tragedy of AIDS in Africa, the impact of Hurricane Katrina, and Cuba after Castro. His work has appeared in nine books and his photographs have been exhibited extensively including at the Smithsonian Institute and the Annenberg Space for Photography.





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## What Can You Do About Pickleball Noise?



By [Richard Dahl](https://www.findlaw.com/company/our-team/richard-dahl/) | Last updated on September 02, 2022

Some of us respond skeptically when we hear the word "craze" attached to any new and popular human activity.

Remember the sourdough craze? Flash mobs? Ice bucket challenges? So do we.

For many of us, the "pickleball craze" supposedly sweeping the nation has a familiar ring. Time will tell whether it is a passing fancy, but right now it is a big deal in many parts of the country. It is also somewhat controversial, and that's why we are writing about it here.

Pickleball is a game involving hitting a ball over a net with a paddle – basically, a combination of tennis and Ping-Pong – and many people are crazy about it. They're so crazy about it, in fact, that in many places around the country their passion has become a public nuisance.

### A Question of Decibels

The problem is noise.

Although pickleball resembles tennis, there are notable differences that create elevated decibel levels when pickleballers gather.

- Unlike the soft, nap-covered balls used in tennis, the pickleball is hard plastic and much noisier than a tennis ball when struck.

- Pickleball courts are much smaller than tennis courts – about one-fourth the size. This means that at least four times more pickleballers can occupy the space of a former tennis court.
- Instead of stringed rackets of the type used in tennis, a pickleball paddle is a larger variation of the ones used in Ping-Pong.
- The exchanges in pickleball are much faster than those in tennis and more closely resemble those in Ping-Pong, leaving far fewer silent gaps between ball strikes than in tennis.

In other words, pickleball courts can create a lot of racket. It's much harder on the human ear than badminton. And neighbors often aren't happy about it.

## Some Background and Some Stats

Pickleball has existed for some 60 years, but it began to grow in popularity five years ago and then exploded in 2020 as an activity well-suited for the pandemic. It has continued to grow in popularity since then and, according to [the latest figures](https://usapickleball.org/about-us/organizational-docs/pickleball-fact-sheet/) (https://usapickleball.org/about-us/organizational-docs/pickleball-fact-sheet/), from the U.S. Sports & Fitness Industry Association, it claims 4.8 million players – double the number from five years earlier.

According to [USA Pickleball](https://usapickleball.org/about-us/organizational-docs/pickleball-fact-sheet/) (https://usapickleball.org/about-us/organizational-docs/pickleball-fact-sheet/), there were 9,524 places to play with around 35,000 courts at the end of 2021. There is demand for new courts, however, and hotel groups and sports clubs are converting tennis courts or building new pickleball courts.

So are local city councils, who are feeling pressure from constituent pickleballers to provide playing space for them. One pickleball association, in fact, produced [a guide](https://inpickleball.com/community-pickleball-courts/) (https://inpickleball.com/community-pickleball-courts/) that provides instructions on how to convince local governments to act. "Showing up with 50 enthusiastic pickleball players holding paddles makes a big impact on decision-makers" at public meetings, one enthusiast noted.

## Residents Fight Back

Non-enthusiasts, however, are usually outnumbered at such meetings, and when pickleball courts are built, they may pay a price in terms of peace and quiet. In Ridgewood, New Jersey, last year, [complaints about pickleball noise](https://nypost.com/2021/07/20/noise-pollution-of-senior-citizen-pickleball-has-suburb-outraged/) (https://nypost.com/2021/07/20/noise-pollution-of-senior-citizen-pickleball-has-suburb-outraged/) from a converted municipal tennis court got so heated that police were summoned.

Disputes have arisen in dozens of localities. Most recently, a battle erupted in San Diego, where a group of pickleball proponents is targeting a set of 40-year-old tennis courts they want to convert to pickleball courts. The group recently [took over a tennis court](https://obrag.org/2022/08/police-called-in-pickleball-players-disruption-of-tennis-courts/) (https://obrag.org/2022/08/police-called-in-pickleball-players-disruption-of-tennis-courts/) on the grounds that a permit had lapsed. Again, police restored order.

In May, [the mayor of Mission Woods, Kansas](https://www.kctv5.com/2022/05/23/lawsuit-mission-woods-couple-says-noise-converted-pickleball-courts-repetitive-nuisance/) (https://www.kctv5.com/2022/05/23/lawsuit-mission-woods-couple-says-noise-converted-pickleball-courts-repetitive-nuisance/), filed a lawsuit against the Mission Hills Country Club for the noise levels coming from pickleball courts on converted tennis courts. In Birmingham, Michigan, neighbors of the Birmingham Country Club [mounted a campaign](https://www.youtube.com/watch?v=2mrE8YSKzEY) (https://www.youtube.com/watch?v=2mrE8YSKzEY) to halt the conversion of tennis courts to pickleball courts across the street from them. In Chestnut Hill, Pennsylvania, residents are [threatening a lawsuit](https://www.youtube.com/watch?v=vdri9QuT3Vg) (https://www.youtube.com/watch?v=vdri9QuT3Vg) against the city.

Pickleball-related legal disputes are also occurring with [homeowners' associations](https://www.latimes.com/california/story/2022-03-03/pickleball-noise-fueling-neighborhood-drama). (https://www.latimes.com/california/story/2022-03-03/pickleball-noise-fueling-neighborhood-drama) Irvine, California, attorney Nicholas Caplin said he's represented members in more than 10 residential communities with claims against associations that allowed new or converted pickleball courts. Caplin said those cases settled with nondisclosure agreements. He also noted, however, that in most cases the noise was found to exceed noise provisions in HOA codes. In some instances, the homeowners' associations agreed to halt pickleball or take steps to drastically reduce noise problems.

## Noise Reduction Strategies

Municipalities, too, have noise regulations. So, if you are a resident who is experiencing excessive noise from a nearby pickleball court, those ordinances should dictate whether the courts are breaking the law.

It may be necessary to hire a noise-control expert to test if the sound levels exceed the level permitted in your local noise ordinance. When you can show that the levels are too high, according to Caplin, residents typically win.

One way for cities or pickleball groups to reduce noise and noise complaints is to construct [a soundproofing fence](https://bkl.ca/features/pickleball-noise/) (https://bkl.ca/features/pickleball-noise/) or other sound barrier around the courts. In addition, quieter paddles and pickleballs are now available and may be required for courts that are close to residential areas. Another step

municipalities can take is to prohibit play early in the morning or late in the evening.

We didn't really intend to sound too cheeky in suggesting that pickleball is but another passing fancy. It looks like a fun game, and its emphasis on inclusion and camaraderie is refreshing. We hope it remains one of the fastest-growing sports and becomes a part of the recreational landscape.

But we also hope that residents and pickleball players can find peaceful solutions and happily coexist.

### Related Resources

- [Can I Sue My Noisy Neighbor?](https://www.findlaw.com/legalblogs/personal-injury/can-i-sue-my-noisy-neighbor/) (<https://www.findlaw.com/legalblogs/personal-injury/can-i-sue-my-noisy-neighbor/>) (FindLaw's Law and Daily Life)
- [Legal How-To: Dealing With Noisy Neighbors](https://www.findlaw.com/legalblogs/law-and-life/legal-how-to-dealing-with-noisy-neighbors/) (<https://www.findlaw.com/legalblogs/law-and-life/legal-how-to-dealing-with-noisy-neighbors/>) (FindLaw's Law and Daily Life)
- ['Pandemic Pets' Being Adopted, Neglected, and Surrendered](https://www.findlaw.com/legalblogs/law-and-life/pandemic-pets-being-adopted-neglected-and-surrendered/) (<https://www.findlaw.com/legalblogs/law-and-life/pandemic-pets-being-adopted-neglected-and-surrendered/>) (FindLaw's Law and Daily Life)

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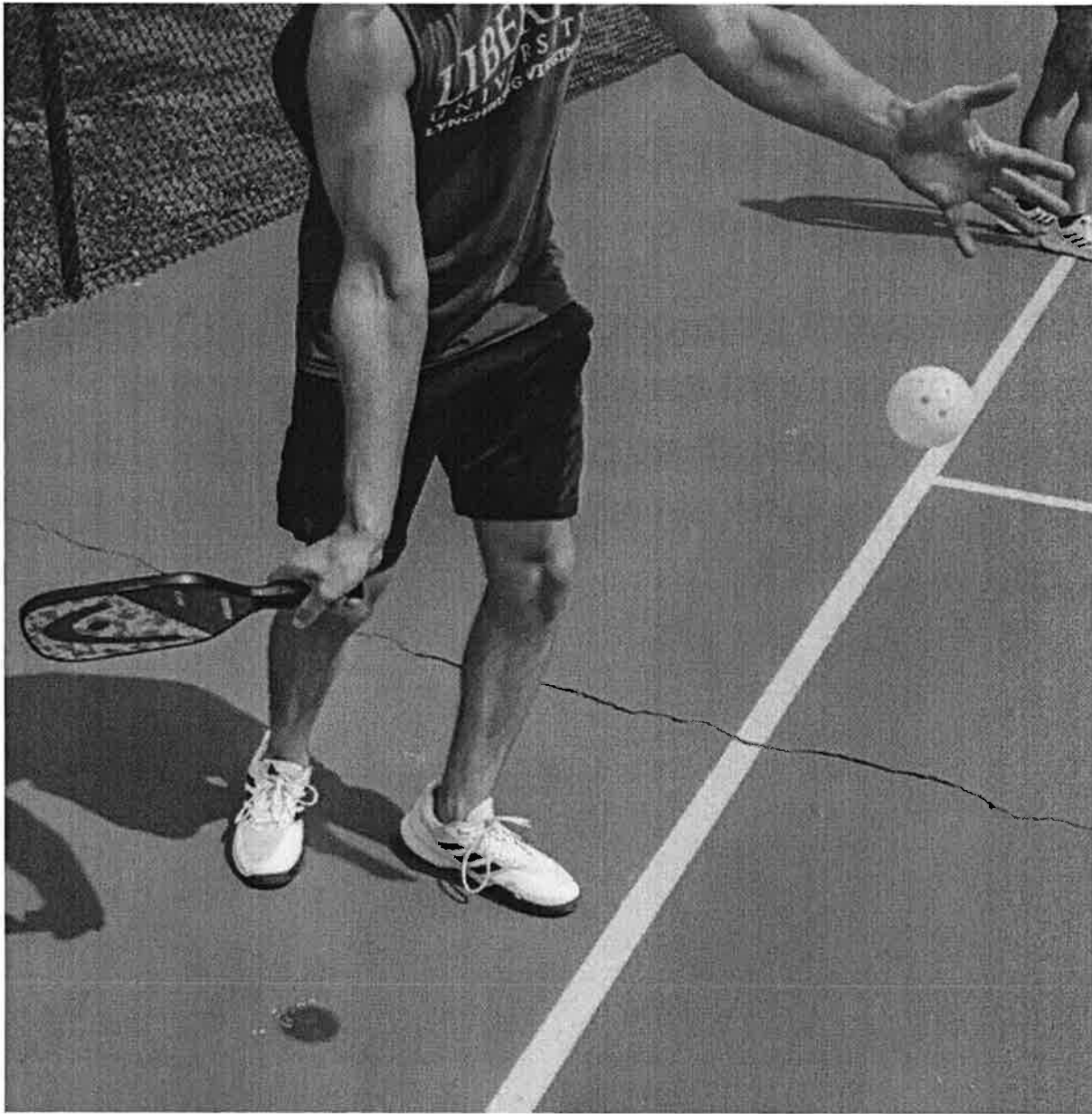
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# **Shattered Nerves, Sleepless Nights: Pickleball Noise Is Driving Everyone Nuts**

The incessant pop-pop-pop of the fast-growing sport has brought on a nationwide scourge of unneighborly clashes, petitions, calls to the police and lawsuits, with no solution in sight.

June 30, 2023



Jason Andrew for The New York Times

By [Andrew Keh](#)

Audio produced by Alyssa Schukar

Reporting from Arlington, Va.

It sounded like popcorn warming in a microwave: sporadic bursts that

quickened, gradually, to an arrhythmic clatter.

"There it is," Mary McKee said, staring out the front door of her home in Arlington, Va., on a recent afternoon.

McKee, 43, a conference planner, moved to the neighborhood in 2005 and for the next decade and a half enjoyed a mostly tranquil existence. Then came the pickleball players.

She gestured across the street to the Walter Reed Community Center, less than 100 feet from her yard, where a group of players, the first of the day, had started rallying on a repurposed tennis court. More arrived in short order, spreading out until there were six games going at once. Together they produced an hourslong ticktock cacophony that has become the unwanted soundtrack of the lives of McKee and her neighbors.

"I thought maybe I could live with it, maybe it would fade into the background," she said of the clamor, which began around the height of the coronavirus pandemic and now reverberates through her home, even when her windows are closed. "But it never did."

### **The Sounds of the Court**

Pickleball players at the Walter Reed Community Center on Wednesday.

Sports can produce all kinds of unpleasant noises: referees' whistles, rancorous boos, vuvuzelas. But the most grating and disruptive sound in the entire athletic ecosystem right now may be the staccato *pop-pop-pop* emanating from America's rapidly multiplying pickleball courts.

The sound has brought on a nationwide scourge of frayed nerves and

unneighborly clashes — and those, in turn, have elicited petitions and calls to the police and last-ditch lawsuits aimed at the local parks, private clubs and homeowners associations that rushed to open courts during the sport's recent boom.

The hubbub has given new meaning to the phrase racket sport, testing the sanity of anyone within earshot of a game.

"It's like having a pistol range in your backyard," said John Mancini, 82, whose Wellesley, Mass., home abuts a cluster of public courts.

"It's a torture technique," said Clint Ellis, 37, who lives across the street from a private club in York, Maine.

"Living here is hell," said Debbie Nagle, 67, whose gated community in Scottsdale, Ariz., installed courts a few years ago.

Modern society is inherently inharmonious — think of children shouting, dogs barking, lawn mowers roaring. So what makes the sound of pickleball, specifically, so hard to tolerate?

For answers, many have turned to Bob Unetich, 77, a retired engineer and avid pickleball player, who became one of the foremost authorities on muffling the game after starting a consulting firm called [Pickleball Sound Mitigation](#). Unetich said that pickleball whacks from 100 feet away could reach 70 dBA (a measure of decibels), similar to some vacuum cleaners, while everyday background noise outside typically tops off at a "somewhat annoying 55."

But decibel readings alone are insufficient for conveying the true magnitude of any annoyance. Two factors — the high pitch of a hard paddle slamming a plastic ball and the erratic, often frantic rhythm of



the smacks — also contribute to its uncanny ability to drive bystanders crazy.

“It creates vibrations in a range that can be extremely annoying to humans,” Unetich said.

These bad vibrations have created an unforeseen growing pain for pickleball, which emerged from relative obscurity in recent years to become the fastest-growing sport in the country.

The sounds were even dissected last month at [Noise-Con 2023](#), the annual conference of North American noise control professionals, which featured an opening-night session called “Pickleball Noise.”

“Pickleball is the topic of the year,” said Jeanette Hesedahl, vice chair for the conference.

The same story, the same jarring sound, has echoed across American communities like rolling thunder.

Sue-Ellen Welfonder, 66, [a best-selling romance novelist](#) from Longboat Key, Fla., once enjoyed listening to the singing birds and the gentle swish of trees during her daily walks — her “soul balm time” — through a local park. The *thump-thump* of a tennis match never bothered her, either. But the arrival of pickleball this spring, she said, shattered her idyll.

“Pickleball has replaced leaf blowers as my No. 1 noise nuisance,” said Welfonder, who has been sketching the outlines of a new novel, set in the present day, with a couple of pickleball-loving characters: “I’m making them really nasty people.”

The complaints were equally dramatic at a [Feb. 6 city council meeting](#) in West Linn, Ore., where residents have been vexed by the constant click-clacking from Tanner Creek Park.

“One of our neighbors who lived directly across from the courts and was dying from cancer noted the pickleball noise was worse than his cancer,” Dan Lavery, a West Linn resident, said at the meeting. “Sadly, he recently passed.”

Scores of similarly suffering Americans are finding their way to [a rapidly growing Facebook group](#), also started by Unetich, where upward of 1,000 frazzled users exchange technical advice, let off steam and engage in a sort of group therapy.

“We try to keep it civil,” Unetich said, “because it gets pretty emotional.”

A few lessons have crystallized within the group. Soundproof barriers — a go-to solution for many at first — can be expensive and are often improperly deployed. New paddles and balls designed to dampen noise have had marginal uptake among players. Moving pickleball far away from human life may be the only surefire solution — but many are slow to reach that conclusion, which presents its own hurdles.

### **More Court Sounds**

Pickleball players at the Walter Reed Community Center on Wednesday.

Irritated homeowners, as a result, often resort to fighting pickleball courts in the courts of law.

Last year, Rob Mastroianni, 58, and his neighbors in Falmouth, Mass., [filed a lawsuit against their town](#) claiming that the courts near their

homes violated local sound ordinances. They won a temporary injunction, which has closed the facility for now. By then Mastroianni had already sold his house and moved to a different part of town to escape the noise.

"I was Google Mapping the new house, making sure there were no courts nearby," Mastroianni said.

In Arlington, McKee and her neighbors around the community center are waiting to see what happens next. They shared their pain with the county, which for now appears to be moving forward with plans to spend close to \$2 million to make the pickleball courts permanent.

The players there sympathized with the residents' plight — but only to an extent.

"If I had that home, I'd be mad, because it is annoying — it's obnoxious," Jordan Sawyer, 25, a dietitian from Arlington and an avid player, said between games this month. "But I don't feel bad because I want to play, and this is the best place to play. Honestly, I just feel like it's unfortunate. It's unlucky for these people."

Sawyer described herself as a "rule follower." But McKee and the others recounted being woken up at 3 a.m. by middle-of-the-night pickleball matches. Another time they listened to a player banging a tambourine on the court, apparently to taunt those who had complained.

Armand Ciccarelli, 51, who often walks his dog, Winona, around the community center, said that anybody downplaying pickleball noise should try hearing it for 12 hours a day.

"I know this seems like a small thing in the grand scheme of the world,

where we're dealing with big things, like climate change," Ciccarelli said. "But, as you can see, it's a nationwide problem."

Kitty Bennett contributed research.

Andrew Keh is a sports reporter in New York. He was previously an international correspondent based in Berlin and has reported from more than 25 countries. [More about Andrew Keh](#)

**RECEIVED**  
**JUN 20 2024**  
**CITY OF NOVI**  
**COMMUNITY DEVELOPMENT**

MBL Proposed Regional Entertainment Complex (Pickleball, Bar & Restaurant, Outdoors)  
45,000 Sq Ft Facility in a Light Industrial Zoned Area, 61' from Ennishore residence

I'm Michael Rice, and my parents built their home in MBL in June of 1968, and my mom still lives there today after my dad's passing. I'm now assisting my mother day to day for the past 5 years, and currently reside in MBL myself. Both of us are dead set against this proposed development of a Regional Entertainment Complex w/full-service bar & restaurant. This is not some community center for the city of Novi, or a park where kids go play. No, this is a full-service bar & restaurant first with social activities which all include food and alcohol in their landscape. Now, you or the developer are saying that the F & B part is only 10% of the operation and a small part of the operation...So, let me give you some context on how these operations exist, and first a quick history of my background on this subject.

I helped build and was the first GM who operated the very first Buffalo Wild Wings in Michigan, East Lansing in 1993, while I studied HRI Management at MSU. I've been a leading restaurant/bar consultant in the adult beverage supplier world since 1995 for Anheuser-Busch, Miller Coors, and retiring with Heineken USA in 2023.

I graduated from Novi H.S. where I played #1 singles for all 4 years, then earned my USPTR pro card, and taught tennis professionally in Monroe, MI, and Boston, Mass. So, I have been a racquet & paddle sport person my entire life, and I am currently a recreational pickleball player.

So, I am very well versed on all sides of what this proposal is asking.

First, the context of the size is the equivalent too...

The Police station next door 39,000 sq ft, plus a Twin Peaks, BWW, or Chilis which average between 5500 - 6700 sq ft.

Or Planet Fitness 30,000 sq ft, plus The Texas Roadhouse 7,500 sq ft next to it sitting off the Novi Rd. exit/entrance 96 expressway with its own entrance and exit behind other businesses in a strip plaza. This is the right recipe for a project like this one here.

As I stated above this is what is considered a regional

entertainment complex, "NOT" a community facility just for the community to enjoy in its leisure. The Bar/Restaurant may be 10% of the sq footage but it is closer to 50-55% of the overall revenue.

The average facility like this one draws on average 650,000 – 700,000 visitors per year. Novi's population is 65,000. So, drawing in 10X our population into the center of our suburbs. There is only one way in, and one way out at the same point on Venture Ln & 9 mile to create a huge traffic issue off 9mile Rd. approx. 250 feet from 1 of our only 2 ways in and out of our quiet little sub. The approx. visitor population is based off the leading company in the country for these types of facilities which is a group called The Chicken & Pickle which average in size of 32,000 sq ft. The original location is in Kansa City, MO. There are currently 10 locations, all of which are built next to expressways, around other businesses in an area of plenty of vacant acreage. None of them are backed up 61' from a subdivision, and for perfectly obvious reasons.

This is a type of business that will have corporate outings, tournaments with spectators, summer leagues and lessons, groups gathering for sporting events to watch at the bar on TV's, loud parking lot conversations after leaving the bar or sports contests.

Are they getting issued an extension of On-Premise license?  
Grease traps with odors outside, and removal of oils process.  
Delivery trucks everyday with beers, wines, liquors, foods, produce, restaurant supplies, Linens, paper products, salespeople in and out, maintenance vehicles, waste management trucks banging big green garbage bins up and down, vehicle back-up warnings, workers opening before operating hours, workers closing after operating hours.

Plus, the 650,000 visitor's car doors, industrial lights shining on backyards until close

Potential drunk drivers in and out of our community at our doorstep daily.

Congestion near our fire station across the street

Train tracks stopping traffic with cars blocking out entrance or exit.

Vehicles not waiting for train backup and cuts through Ennishore Drive now to Meadowbrook Rd.?

Pickleball itself is a fun game if you're the ones playing for everyone else around them its very annoying with the pop, pop, pop noises the hard plastic ball and paddles make. There are currently major lawsuits all across the U.S. at this very moment. The average pickleball match has 280 – 320 pops which is

approx. 45minutes

These sounds range from 70db – 85db at 100 feet away from the center of the court

2 pickleball courts outside open 11 hours a day, 7 days a week... lets call it 10 hours a day

300 x 2 courts per hour x 10 hours = 6,000 pops of 70db – 85db @ 100 feet every day, every week, every weekend, every month, all year in your backyard. It's the wrong place!

When I think of MBL which is a legacy original 5 subdivision in the city of Novi since 1966-67

With approx. over \$35,000,000 million paid in property taxes in that time with many original owners still living there today including my mom, I think of a Norman Rockwell painting, and the perfect pastoral scene of America.

A Norman Rockwell painting doesn't need any touch ups or altering of colors, its picture perfect just the way it was intended by the artist...Just like Meadowbrook Lakes is now...picture perfect!

Go find a different landscape

Michael & Marilyn Rice  
22872 Ennishore Drive  
Novi. Michigan 48375

Michael Rice 06/19/2024

June 20, 2024

Dear Planning Commission team,

First and foremost, thank you for your time and consideration in reading this letter. This letter is regarding the proposal planned for a Pickleball facility on Venture Drive. We don't know if there is a particular proposal name or number associated with it, but it is the one that is going to be reviewed in the upcoming planning commission meeting.

We would like to go on the record stating that, under the strongest possible terms, this proposal must be rejected. It is in violation of many ordinances and rules for the city of Novi. Those rules and ordinances were created for a reason. One of which is to protect the taxpaying residents of this city from nuisance and provide a comfortable living space. Upon learning about the proposals and just how many variances and/or exceptions are requested, it is unimaginable that this proposal for the Pickleball facility is even being considered. It should be rejected immediately on the grounds that it is in violation of so many rules and regulations.

Additionally, we feel that our family, along with our neighbors will be harmed by this new facility, should it be approved and built. We will:

- Be affected by new nuisance noises that were previously not there when we decided to move here
- Be affected by the sounds and voices of "enthusiastic" people who are enjoying an afternoon playing pickleball with their favorite alcoholic drink in hand – I am certain that my young children will learn some new words that they have not learned in my household
- Be affected by additional vermin animals that will be attracted to the food waste from the restaurant facility

Finally, how many more trees need to be cut down in this city? Is there a limit? It appears that there is not a limit to how many trees are being allowed to be cut down without planting new ones in their place.

Thank you for your consideration,



Victoria & Jeremy Rogers

23200 Balcombe Dr.  
Novi, MI 48375

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COMMUNITY DEVELOPMENT



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CITY OF NOVI  
COMMUNITY DEVELOPMENT

June 20, 2024

SUBJECT: JSP23-15 Opposition to Pickleball Novi Preliminary Site Plan and Special Land Use Approval

TO: City of Novi Planning Commission

As a resident of the Meadowbrook Lake Subdivision, I am writing to voice my opposition to JSP23-15. The Meadowbrook Lake Subdivision Board has made a substantive case for denying the application for the Pickleball development. The adverse impact of this development on our community has been clearly stated.

I support their opposition and appeal to the Planning Commission to make the right decision in this matter.

Respectfully,



James Spilos

6.19.24  
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**JUN 20 2024**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**

Community Development Dept.

As a long-time resident of Meadowbrook Lake Subdivision (48yrs) I was dismayed to learn of the Bar, Restaurant + Pickleball Development adjacent to our subdivision.

I understand that this development is seeking many waivers for this facility.

Please consider the adverse impact this development will have on our quiet neighborhood while the old Goat Farm in a business area remains abandoned and neglected.

Don't make our subdivision a stepchild of the City of Novi and take all the impacts to our subdivision into consideration.

Thank you,

Christine Wilke  
27692 Enniskore  
Novi, MI 48375

RECEIVED

JUN 20 2024

**Statement of Amanda Winagar in Opposition to JSP-15  
Pickleball Novi Preliminary Site Plan and Special Land Use Approval**

CITY OF NOVI  
COMMUNITY DEVELOPMENT

My name is Amanda Winagar. I am a resident of Meadowbrook Lake Subdivision. My address is 22647 Ennishore Drive. I write to voice my opposition to the proposed pickleball development because it will adversely impact my right as a property owner to enjoy and use my home.

It is my understanding that the proposed pickleball development, if approved, would be essentially directly behind my home. That means that myself, and my family, will be subjected to hearing the loud noises that come along with playing pickleball. It's not just the smacking of the balls against the paddles. There will be spectators there watching who will undoubtedly be cheering and screaming. I will be unable to come home after a long day of work and just sit at the patio table in my backyard (or even the chairs in my front yard for that matter) to enjoy a peaceful summer evening. Instead, it will be filled with paddles smacking balls and loud, cheering (and possibly drunk) spectators, as well as cars in the parking lot. Additionally, the noise from the pickleball courts will disturb my dogs, who are sensitive to loud noises. I understand that our dogs are pets and do not have rights. However, their anxiety impacts me and my family, because we have to deal with the consequences. Currently, we have to deal with these anxiety issues only on holidays when people are permitted to shoot off fireworks. If the pickleball court is approved, we will be dealing with these issues every single day. Moreover, the noise from the pickleball courts and spectators will cause my dogs to bark more when they are let out to use the bathroom.

I also understand that the applicant seeks a variance to permit the pickleball development closer to my home than the law permits. That means that the noise will be even closer to my home. While the applicant has proposed some sort of noise barrier, the noise barrier is removable without any means to enforce its use (other than residents having to make repeated calls to the police). Moreover, noises will still be heard even with the barrier in violation of Novi's noise ordinance. The noise ordinance was enacted to preserve everyone's peaceful enjoyment of their property. The applicant should not be granted permission to perpetually violate the noise ordinance.

It is also my understanding that the front of the building and parking lot will be at the back of the lot FACING my home. This means that the lights from the building and parking lot will be shining into my backyard. Since my living room and bedroom face my backyard, I will have to deal with the lights from the development. In an effort to pacify us, the applicant says that it will dim its lights at 11PM?! Most nights, we are in bed at 9PM. I am a person who requires complete darkness to sleep. I shouldn't have to wait until 11PM for the development to dim (i.e., not turn off) its lights so that I can try to go to sleep.

I am also not ok with the applicant decimating woodlands that are supposed to be protected. These woodlands have been the backdrop of our community for decades and should not be disturbed. They should be protected. An impact on our woodlands means an impact on the wildlife that lives in the woodlands. The many different species of wildlife in our neighborhood is one of the charms that made us fall in love with the Meadowbrook Lake Community. We love being able to look out into our backyard and see 4 or 5 deer walking through our yards. The proposed development will

undoubtedly disrupt this as the obnoxious noise from the pickleball development will drive the deer (and other welcomed animals) away.

The applicant also seeks a waiver of the requirement to install a 10-foot berm without satisfying the requirements for the waiver. A requirement of the waiver is that permanent preservation easements from all adjacent residential property owners must be granted. Let me be clear: as an adjacent residential property owner, I **DO NOT** grant any such easement. It is clear that the reason behind this waiver does not benefit me. Rather, the applicant seeks the waiver to further line his pockets by enabling the development to put in more parking (i.e., more people who will come and spend money at the restaurant bar that is *supposedly* “incidental” to the pickleball courts).

This brings me to the proposed restaurant/bar that will come along with this development. Not only will I have to deal with noise, but there will undoubtedly be odors coming from the restaurant (whether from the actual cooking of food or the dumpster/garbage area). Instead of the deer that we enjoy seeing pass through our yards, the garbage from the restaurant will attract unwanted guests—rodents. I most certainly do not want to be worried about rats running through my yard attempting to get scraps from the restaurant. The applicant also insults everyone’s intelligence by claiming that the restaurant/bar is only an accessory to the pickleball courts. If that’s true, then there is no reason to keep the restaurant/bar open until 11PM at night. Moreover, the restaurant/bar calls for a more intense use than do the pickleball courts as the restaurant/bar will serve more patrons than the number of people who will simply be there to use the pickleball courts.

Not only is a restaurant being proposed. The applicant also proposes a full-service bar—right behind my home. If I wanted to live behind a bar, I would have purchased a home accordingly. Instead, I was drawn to the serenity provided by the Meadowbrook Lake Subdivision—far enough away from businesses to provide peacefulness but still close enough to drive to these places if we choose to go out. I also do not want my children to hear belligerent players or spectators who have had one too many.

Additionally, I believe that the location of the proposed development will cause an increase in traffic through our neighborhood. Those who need to travel south on Meadowbrook to get to the development may not want to wait at the traffic light at 9 Mile and Meadowbrook during heavy traffic times. Instead of waiting at the light, they will choose to cut through our neighborhood to turn right onto 9 Mile Road to get to Venture Drive.

In summary, I am opposed to the approval of the Novi Pickleball Development. Novi is already home to several pickleball courts—some of which are right across 9 Mile at the SPARC Arena. I also understand that pickleball courts were just approved near Meadowbrook Commons. Therefore, there will be no shortage of pickleball courts in Novi by denying the proposed development. The fact that the applicant requires numerous variances and waivers to get around the zoning requirements is a **HUGE red flag** that the development does not belong there. For these reasons, and the reasons set forth by my fellow Meadowbrook Lake residents (and our MBL Homeowners’ Association on our behalf), I vehemently urge the planning commission to **DENY** the requested variances/waivers and preclude development of the proposed pickleball development.

Sincerely,

*/s/ Amanda L. Winagar*

AMANDA L. WINAGAR,  
Meadowbrook Lake Subdivision Resident