



MASTER PLAN AND ZONING COMMITTEE
City of Novi Planning Commission
January 23, 2019 at 6:00 p.m.
Novi Civic Center – Mayors Conference Room
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475
AGENDA

Members: Anthony, Avdoulos, Pehrson

Staff Support: Barb McBeth, Lindsay Bell, Tom Schultz, Hannah Smith

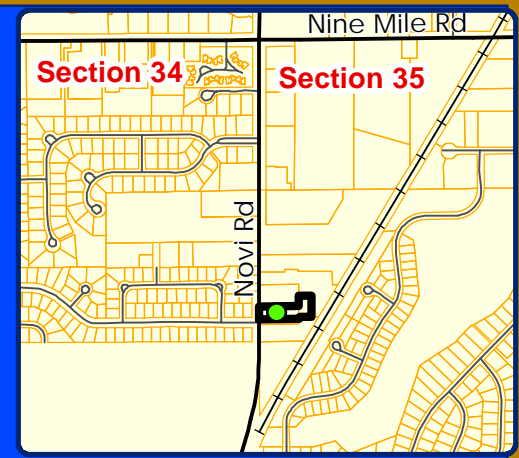
1. Roll Call
2. Approval of Agenda
3. Approval of August 22, 2018 Master Plan and Zoning Committee meeting minutes
4. Audience Participation and Correspondence
5. Discussion Items
 - A. Rezoning request from I-1 (Light Industrial) to B-3 (General Business)
Review and provide comments on the rezoning request for a 0.68-acre property east of Novi Road south of Nine Mile Road (Section 35)
 - B. Consideration of Residential and Industrial proximity concerns
Review information as presented by Member Anthony at a recent Planning Commission meeting.
6. Adjourn

MAPS


LOCATION
ZONING
FUTURE LAND USE
NATURAL FEATURES

SQUEAKY SHINE CAR WASH: JZ 18-50

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: 1/10/19
Project: Squeaky Shine JZ18-50
Version #: 1

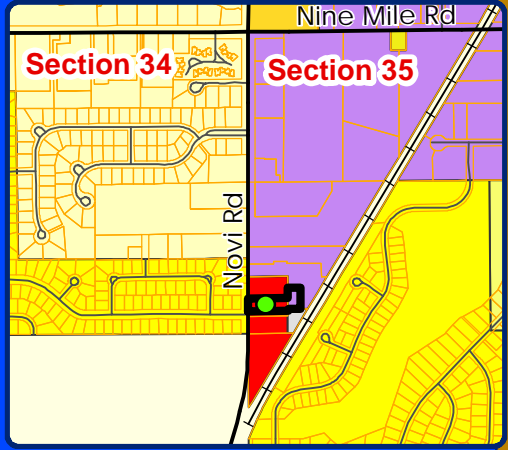
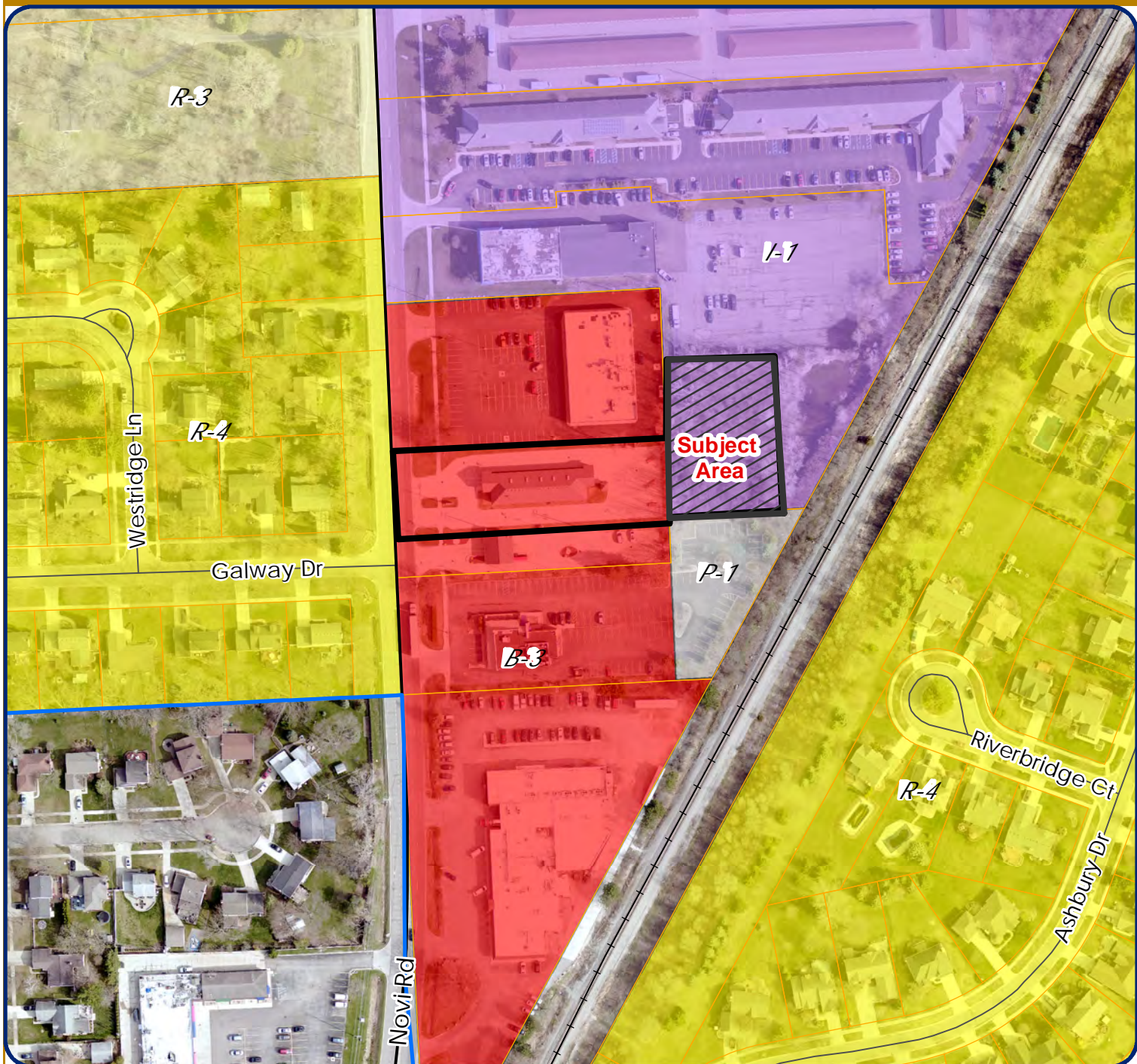
0 40 80 160 240 Feet
1 inch = 184 feet



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.

SQUEAKY SHINE CAR WASH: JZ 18-50

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
- B-3: General Business District
- I-1: Light Industrial District
- P-1: Vehicular Parking District
- Subject Property

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0 40 80 160 240 Feet

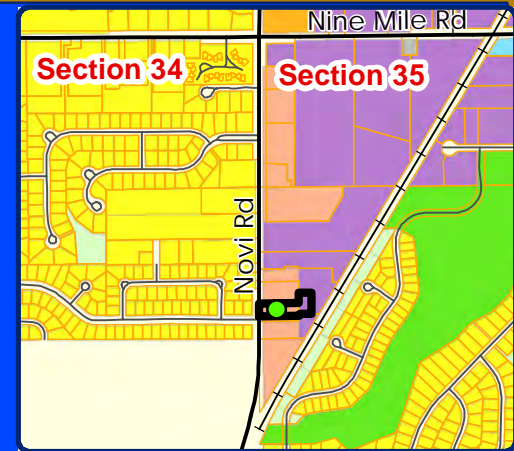
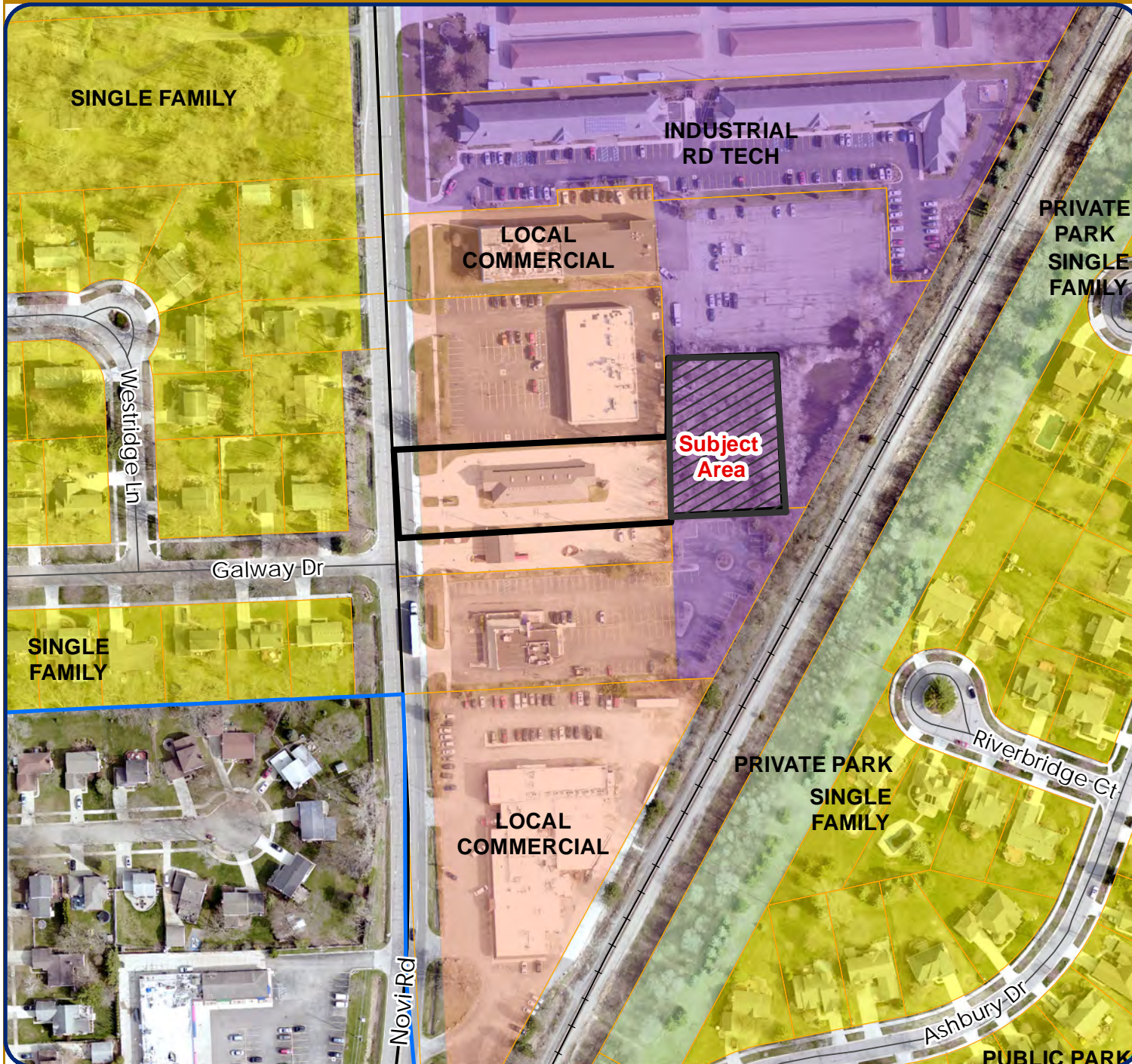
1 inch = 184 feet

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SQUEAKY SHINE CAR WASH: JZ 18-50

FUTURE LAND USE



LEGEND

- Single Family
- Multiple Family
- Industrial Research Development Technology
- Local Commercial
- Public
- Public Park
- Private Park
- Cemetery
- Subject Property

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Map Author: Lindsay Bell
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 Version #: 1

0 40 80 160 240

Feet

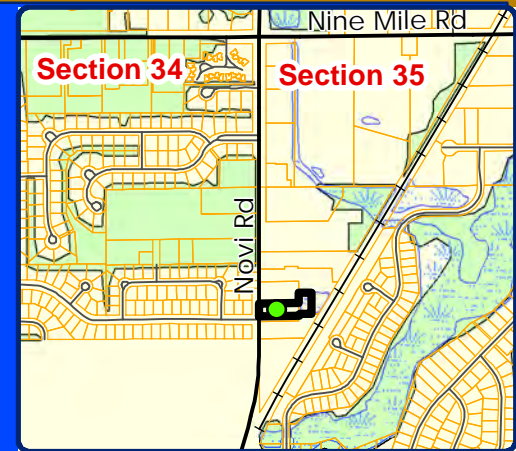
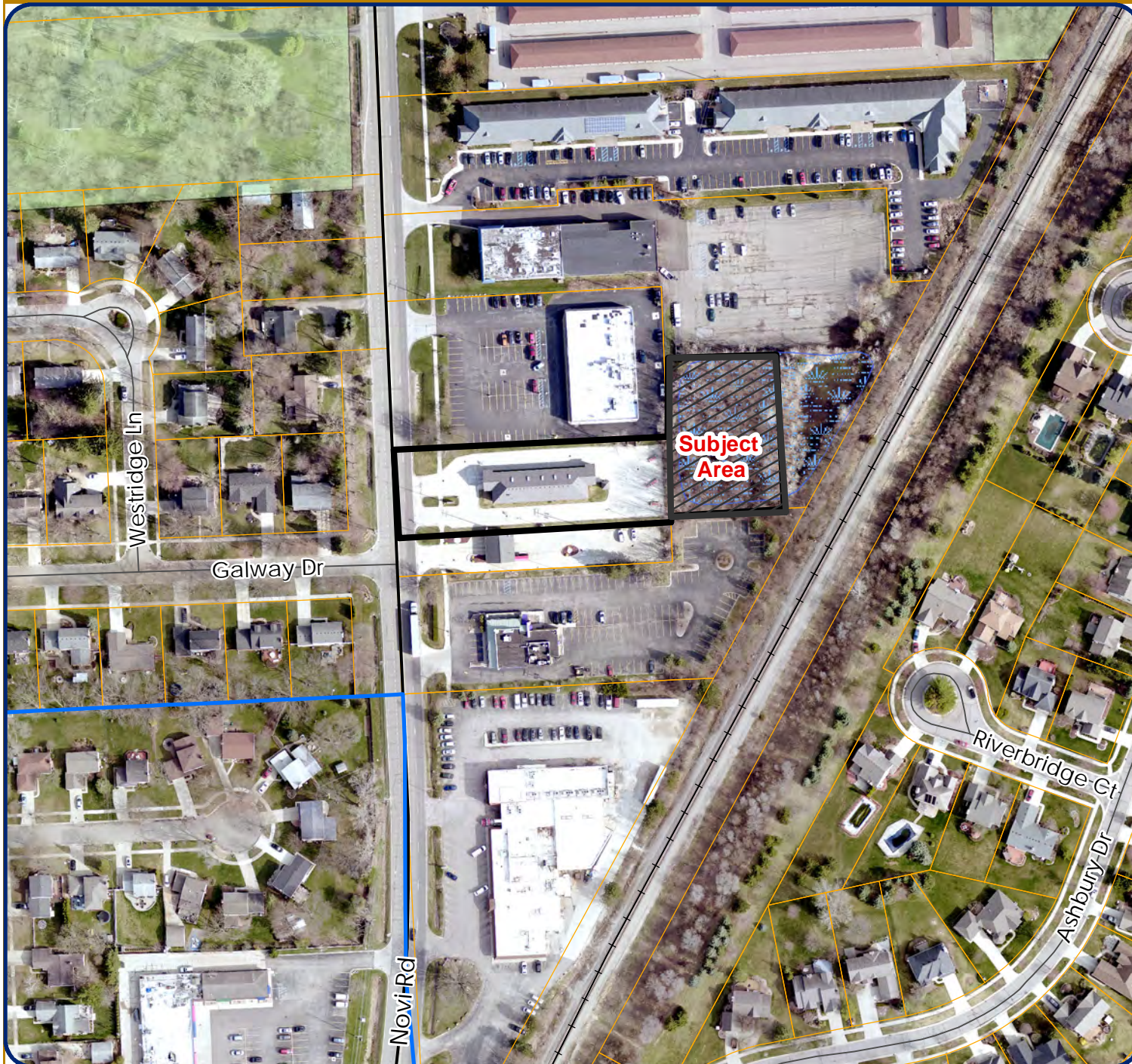
1 inch = 184 feet

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SQUEAKY SHINE CAR WASH: JZ 18-50

NATURAL FEATURES



LEGEND

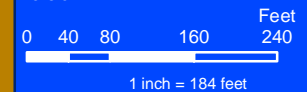
- WETLANDS
- WOODLANDS
- Subject Property



City of Novi

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REZONING REQUEST

Squiraky Shine Car Wash (fka Wash Me) JZ18-50 REZONING

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS AN APPROXIMATION AND ONLY AND SHOULD NOT BE USED AS A SUBSTITUTE FOR THE CONTRACTOR'S OBLIGATION TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND ACKNOWLEDGE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.

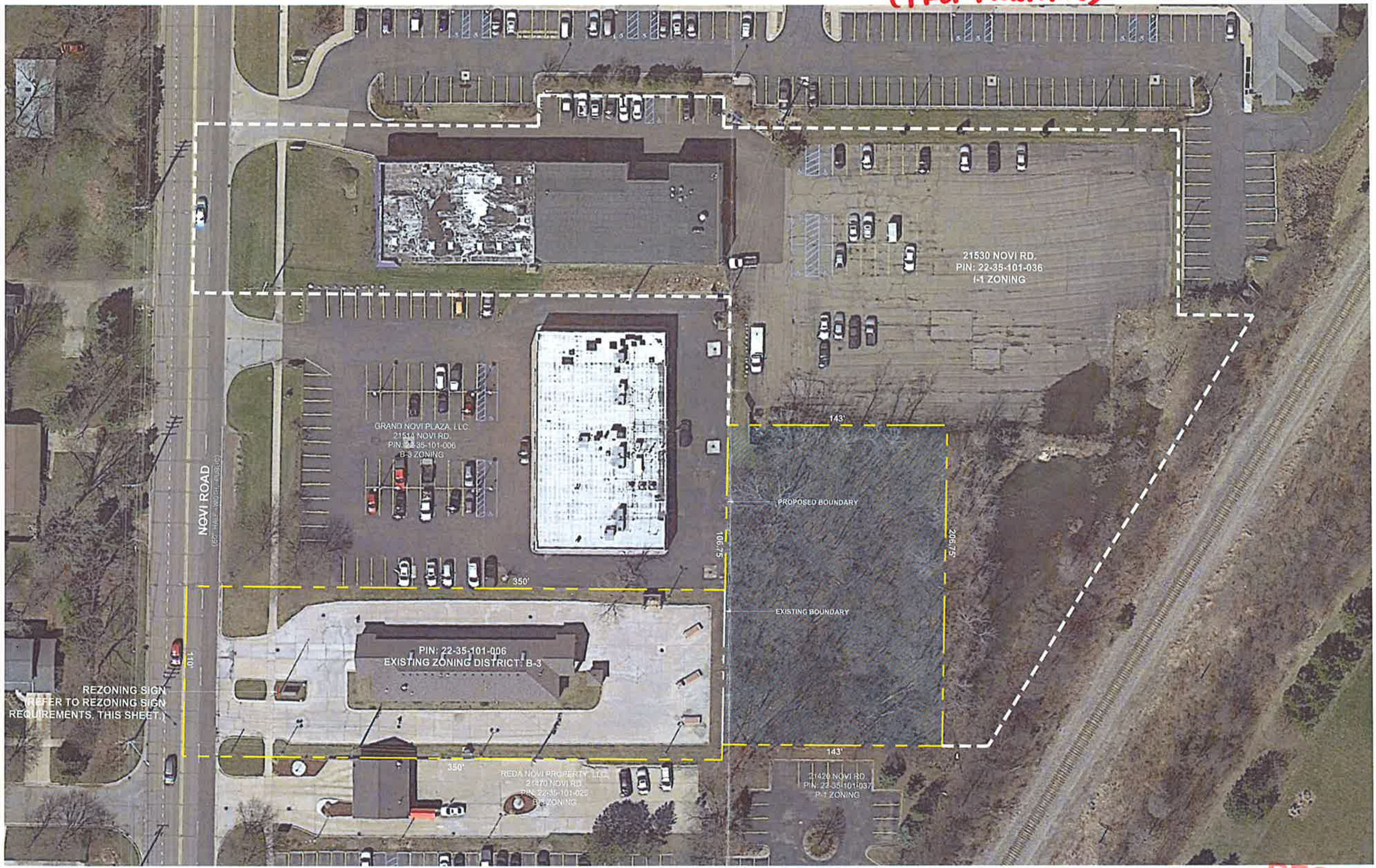
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248.447.2000

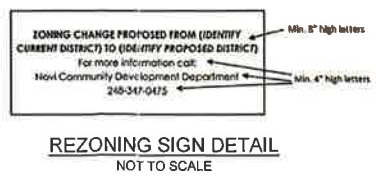
SECTION 35
TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

WASH ME PROPERTIES, LLC.
REZONING EXHIBIT & SIGN LAYOUT

DATE: NOVEMBER 12, 2016
REVISIONS/SUBMITTALS:
DRAWN BY: JC
CHECKED BY: EM
PROJECT MANAGER: MMC
JOB #: 170032B2
FILE CODE: CP
SHEET NO. 1



- REZONING SIGN REQUIREMENTS**
1. BLACK LETTERS ON WHITE BACKGROUND
 2. SIZE: MIN. FOUR FEET (VERTICAL) BY SIX FEET (HORIZONTAL).
 3. SIGN FACE MUST BE EXTERIOR PLYWOOD, ALUMINUM OR A SIMILAR DURABLE ALL-WEATHER MATERIAL.
 4. SIGN SUPPORT SYSTEM MUST BE STRUCTURALLY SOUND AND ABLE TO WITHSTAND LATERAL WIND OF FOURTEEN POUNDS PER SQUARE FOOT
 5. SEE DETAIL, THIS SHEET FOR SPECIFIC WORDING.
 6. REZONING SIGNS MUST BE REMOVED WITHIN:
 - SEVEN DAYS IF ENACTMENT OF THE REZONING REQUEST BY CITY COUNCIL.
 - SEVEN DAYS OF WITHDRAWING REZONING APPLICATION.
 - SEVEN DAYS OF DENIAL OF REZONING REQUEST BY CITY COUNCIL.
 7. FAILURE TO REMOVE THE SIGN(S) WITHIN THE ALLOTTED TIME PERIOD MAY REQUIRE THE REMOVAL OF THE SIGN BY THE CITY AND/OR PROSECUTION AT THE OWNER'S EXPENSE.



LEGEND

PROPOSED REZONING AREA
EXISTING: I-1
PROPOSED: B-3

RECEIVED
DEC 10 2018
CITY OF NOVI
COMMUNITY DEVELOPMENT

0 15 30
SCALE: 1"=30'

ALTA/NSPS LAND TITLE SURVEY



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDICATED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE SURVEYOR SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORKING PERSONS ENGAGED IN THE WORK, OF ANY HEAVY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 35
TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

CLIENT: WASHME PROPERTIES, LLC
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

DATE: 2/6/2018

REVISIONS
SCALE 0 15 30 1" = 30 FEET
DR. SW CH. ME
P.M. J. CECIL
BOOK
JOB 17003282
SHEET NO. 1 OF 2



LEGEND

	SECTION CORNER
	SET CAPPED IRON ROD
	FOUND NAIL
	FOUND IRON PIPE
	FOUND IRON ROD
	EXISTING SIGN
	EXISTING LIGHT POLE
	BURIED GAS MARKER
	BURIED ELECTRIC MARKER
	BURIED TELEPHONE MARKER
	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING SILLARD
	EXISTING MANHOLE/CATCH BASIN
	EXISTING CULVERT
	EXISTING ELECTRIC TRANSFORMER
	EXISTING TREE W/ TAG
	EXISTING GROUND ELEVATION RECORD MEASURED
	EXISTING RAILROAD TRACKS
	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	SECTION LINE
	APPROXIMATE UNDERGROUND WATER LINE
	APPROXIMATE UNDERGROUND GAS LINE
	UNDERGROUND STORM LINE
	UNDERGROUND SANITARY LINE
	UNDERGROUND TELEPHONE LINE
	EXISTING CURBS AND GUTTERS
	EXISTING GROUND CONTOUR
	POINT OF BEGINNING

NOTES:

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. MEASURED BEARINGS AS SHOWN DIFFER FROM RECORD TITLE BEARINGS. VERTICAL DATUM IS BASED ON NAVD83.
- THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE AE (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBER 26125C0528F OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE SEPTEMBER 29, 2006.
- WATER MAIN, STORM SEWER, AND SANITARY SEWER UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE WITHIN THE TOPOGRAPHIC SURVEY LIMITS. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. UTILITY MAPS HAVE BEEN RECEIVED FROM THE APPROPRIATE FRANCHISE COMPANY, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY. FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE WITHIN THE TOPOGRAPHIC SURVEY LIMITS.

NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

NOTE TO THE CLIENT, INSURER, AND LENDER - SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5E IV TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

- CERTIFICATION TO ALTA/NSPS LAND TITLE SURVEY ONLY APPLIES TO THAT PORTION OF PARCEL 1 AS SURVEYED AND DEPICTED HEREON.

0.68 ACRE PARCEL TO BE REZONED

DESCRIPTION OF A 0.68 ACRE PARCEL (TRANSFER PARCEL) OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 35, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE S02°19'48"E (RECORDED AS S00°15'00"W) 2445.60 FEET ALONG THE WEST LINE OF SAID SECTION 35; THENCE N86°53'52"E 350.00 FEET; THENCE N02°19'48"W 10.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING N02°19'48"W 206.75 FEET ALONG THE EAST LINE OF THE WEST 350 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE N86°53'52"E 143.00 FEET; THENCE S02°19'48"E 206.75 FEET; THENCE S86°53'52"W (RECORDED AS S89°28'40"W) 143.00 FEET TO THE PLACE OF BEGINNING, BEING A PART OF PARCEL 22-35-101-036 IN THE NORTHWEST 1/4 OF SAID SECTION 35, CONTAINING 0.68 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

SOURCE BENCHMARKS:

CITY OF NOVI BM 3511
ELEVATION: 803.41 (NAVD88)

CITY OF NOVI BM 3512
ELEVATION: 832.57 (NAVD88)

SITE BENCHMARKS:

BM #1: MAG NAIL ON NW FACE 10" COTTONWOOD LOCATED ON NORTH TOP OF BANK, NEAR SOUTHEAST CORNER OF PARKING LOT, ±90° WEST OF WESTERLY RAILROAD RIGHT OF WAY
ELEVATION: 828.98 (NAVD88)

BM #2: CHISELED SQUARE ON NORTH TOP OF LIGHT POLE BASE LOCATED ±46' SOUTH & ±60' EAST OF SOUTHWEST CORNER OF CARWASH BUILDING
ELEVATION: 830.97 (NAVD88)

ALTA/NSPS LAND TITLE SURVEY



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SECTION 35
TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

CLIENT
WASHME PROPERTIES, LLC
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

DATE 2/6/2018

REVISIONS

SCALE 0 15 30
1" = 30 FEET

DR.	SW.	CH.	ME.
P.M.	J.	CECIL	

BOOK ---
JOB 17002382
SHEET NO.
2 OF 2

Tree Survey Results for Widek Property in City of Novi, Michigan (Atwell # 17002382)									
Tree Tag #	Northing	Eastng	Common Name	Botanical Name	Data Code	Diameter (in)	Tree Health Condition	Classification*	Comments
2501	346057.7	13364734	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	8.0	Fair	Protected	
2502	346056.8	13364735	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	10.5	Good	Protected	
2503	346053.8	13364730	Black Willow	<i>Salix nigra</i>	SANI	10.0	Fair	Protected	
2504	346047.5	13364733	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	11.0	Good	Protected	
2505	346037.7	13364717	Red Pine	<i>Pinus resinosa</i>	PIRE	11.0	Good	Protected	
2506	346017	13364719	Box Elder	<i>Acer negundo</i>	ACNE	8.0	Fair	Protected	
2507	346027.4	13364707	Common Buckthorn	<i>Rhamnus cathartica</i>	RHCA	8.0	Fair	Protected	Fused trunk measurement
2508	346010.2	13364704	Box Elder	<i>Acer negundo</i>	ACNE	8.0	Poor	Protected	
2509	346023.6	13364728	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	13.0	Poor	Protected	Inner bark rot
2510	346019.8	13364730	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	12.0	Good	Protected	
2511	346008	13364729	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	14.5	Fair	Protected	2 trunks (2T)
						14.0			
2512	346004.3	13364748	American Elm	<i>Ulmus americana</i>	ULAM	8.0	Good	Protected	
2513	345996.8	13364754	Black Locust	<i>Robinia pseudoacacia</i>	ROPS	13.0	Good	Protected	
2514	345991	13364755	Black Locust	<i>Robinia pseudoacacia</i>	ROPS	10.0	Fair	Protected	
2515	345984.2	13364767	Black Locust	<i>Robinia pseudoacacia</i>	ROPS	12.5	Good	Protected	
2516	345982.7	13364761	Black Locust	<i>Robinia pseudoacacia</i>	ROPS	9.0	Fair	Protected	
2517	345982.8	13364712	Box Elder	<i>Acer negundo</i>	ACNE	9.0	Fair	Protected	
2518	345991	13364706	Box Elder	<i>Acer negundo</i>	ACNE	9.0	Fair	Protected	
2519	345974.7	13364699	Siberian Elm	<i>Ulmus pumila</i>	ULPU	12.0	Good	Protected	
2520	345964.4	13364698	American Elm	<i>Ulmus americana</i>	ULAM	8.0	Good	Protected	
2521	345953.3	13364710	Box Elder	<i>Acer negundo</i>	ACNE	8.5	Fair	Protected	2T
						7.0			
2522	345946.1	13364698	American Elm	<i>Ulmus americana</i>	ULAM	9.0	Fair	Protected	Crowded crown
2523	345907.6	13364739	Black Cherry	<i>Prunus serotina</i>	PRSE	9.0	Fair	Protected	
2524	345881.2	13364718	Black Locust	<i>Robinia pseudoacacia</i>	ROPS	16.5	Good	Protected	
2525	345883.5	13364713	Black Cherry	<i>Prunus serotina</i>	PRSE	8.5	Fair	Protected	
2526	345876.3	13364705	Black Locust	<i>Robinia pseudoacacia</i>	ROPS	14.5	Fair	Protected	
2527	345870.1	13364715	Black Locust	<i>Robinia pseudoacacia</i>	ROPS	8.0	Good	Protected	
2528	345872.1	13364717	Black Locust	<i>Robinia pseudoacacia</i>	ROPS	9.0	Good	Protected	
2529	345858.3	13364715	Black Locust	<i>Robinia pseudoacacia</i>	ROPS	11.0	Poor	Protected	
2530	345858.4	13364711	Black Locust	<i>Robinia pseudoacacia</i>	ROPS	8.0	Fair	Protected	
2531	345851.8	13364703	Black Locust	<i>Robinia pseudoacacia</i>	ROPS	12.0	Good	Protected	
2532	345835.3	13364718	Box Elder	<i>Acer negundo</i>	ACNE	9.5	Fair	Protected	
2533	345856.8	13364730	Black Locust	<i>Robinia pseudoacacia</i>	ROPS	8.5	Fair	Protected	
2534	345855.2	13364744	Black Locust	<i>Robinia pseudoacacia</i>	ROPS	8.5	Good	Protected	
2535	345881.5	13364745	American Elm	<i>Ulmus americana</i>	ULAM	15.5	Good	Protected	
2536	345882.8	13364758	Crabapple	<i>Malus sp.</i>	MASP	8.0	Good	Protected	
2537	345886.3	13364783	Common Buckthorn	<i>Rhamnus cathartica</i>	RHCA	8.5	Fair	Protected	
2538	345863.9	13364811	White Ash	<i>Fraxinus americana</i>	FRAM	9.5	Fair	Protected	Evidence of emerald ash borer
2539	345839.6	13364808	Blue Spruce	<i>Picea pungens</i>	PIPU	9.0	Good	Protected	
2540	345869.4	13364840	Black Cherry	<i>Prunus serotina</i>	PRSE	8.0	Fair	Protected	
2541	345885.6	13364845	Black Locust	<i>Robinia pseudoacacia</i>	ROPS	8.0	Good	Protected	
2542	345894.3	13364838	Box Elder	<i>Acer negundo</i>	ACNE	8.0	Good	Protected	
2543	345893.5	13364849	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	8.0	Good	Protected	
2544	345893.2	13364849	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	11.0	Good	Protected	
2545	345905	13364848	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	12.5	Good	Protected	
2546	345894.2	13364830	Black Cherry	<i>Prunus serotina</i>	PRSE	9.5	Excellent	Protected	
2547	345922.9	13364822	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	12.0	Good	Protected	
2548	345915.7	13364848	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	9.0	Good	Protected	
2549	345917.3	13364859	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	9.0	Excellent	Protected	
2550	345936.5	13364855	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	9.0	Good	Protected	
2551	345951.4	13364854	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	12.0	Excellent	Protected	
2552	345967.6	13364853	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	9.0	Excellent	Protected	
2553	345976.9	13364827	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	13.0	Good	Protected	
2554	345968	13364819	Black Cherry	<i>Prunus serotina</i>	PRSE	9.0	Good	Protected	
2555	345975.2	13364814	Hawthorn	<i>Crateagus sp.</i>	CRSP	8.5	Good	Protected	2T
						5.0			
2556	345970.1	13364784	Black Locust	<i>Robinia pseudoacacia</i>	ROPS	8.5	Excellent	Protected	
2557	345948.9	13364765	American Elm	<i>Ulmus americana</i>	ULAM	11.0	Good	Protected	
2558	345906.5	13364755	American Elm	<i>Ulmus americana</i>	ULAM	12.0	Excellent	Protected	
2559	345953	13364732	Box Elder	<i>Acer negundo</i>	ACNE	9.0	Fair	Protected	
2560	345968.5	13364739	Box Elder	<i>Acer negundo</i>	ACNE	8.5	Good	Protected	
2561	345981.9	13364785	American Elm	<i>Ulmus americana</i>	ULAM	8.0	Good	Protected	
2562	345999.6	13364782	Red Maple	<i>Acer rubrum</i>	ACRU	8.5	Good	Protected	2T
						8.0			
2563	346022.1	13364765	American Elm	<i>Ulmus americana</i>	ULAM	13.5	Good	Protected	
2564	346039.6	13364767	Siberian Elm	<i>Ulmus pumila</i>	ULPU	10.5	Fair	Protected	2T
						6.0			
2565	346049.3	13364742	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	9.5	Good	Protected	
2566	346049.1	13364754	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	9.5	Poor	Protected	Inner bark rot
2567	346047.6	13364765	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	13.0	Good	Protected	
2568	346016.7	13364774	Box Elder	<i>Acer negundo</i>	ACNE	8.5	Good	Protected	
2569	346016.9	13364808	Red Maple	<i>Acer rubrum</i>	ACRU	8.5	Good	Protected	2T

Tree Tag #	Northing	Eastng	Common Name	Botanical Name	Data Code	Diameter (in)	Tree Health Condition	Classification*	Comments
						7.0			
2570	346048.4	13364798	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	9.0	Good	Protected	
2571	346053.5	13364814	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	11.0	Excellent	Protected	
2572	346039.1	13364843	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	9.0	Excellent	Protected	
2573	346042.1	13364847	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	9.0	Good	Protected	
2574	346038.3	13364856	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	9.5	Good	Protected	
2575	346018.9	13364858	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	9.5	Good	Protected	
2576	346010.4	13364846	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	8.5	Good	Protected	
2577	346010.4	13364847	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	11.0	Good	Protected	
2578	346011	13364849	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	12.0	Good	Protected	
2579	346006.8	13364853	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	12.5	Good	Protected	
2580	346002.4	13364851	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	12.5	Excellent	Protected	
2581	345971.3	13364859	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	8.0	Good	Protected	
2582	346060.1	13364889	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	9.5	Excellent	Protected	
2583	346061.8	13364869	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	8.5	Fair	Protected	
2584	346057.8	13364850	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	9.5	Good	Protected	
2585	346049.2	13364858	Black Pine	<i>Pinus nigra</i>	PINI	8.5	Good	Protected	
2586	345941.5	13364626	Eastern Cottonwood	<i>Populus deltoides</i>	PODE	18.0	Good	Protected	
Total DBH inches						912.0			

*Classification: Based on Sec. 37-8 (Relocation or replacement of trees) of the City of Novi Code of Ordinances, the City of Novi regulates all trees 8.0" DBH or larger within designated woodland areas which are subject to Section 37-4 (Applicability) - Protected. Pursuant to Sec. 37-6.5 (Historic and specimen trees), a person may nominate a tree within the city of designation as a historic or specimen tree based upon documented historical or cultural associations. Typical tree species by caliper size that are eligible for nomination as specimen trees must meet the minimum size qualifications as shown in the Specimen Trees Minimum Caliper Size table in Sec. 37-6.5 (Historic and specimen trees).

SCHEDULE BII EXCEPTIONS (PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-888116-MICH, COMMITMENT DATE: JANUARY 8, 2018)

6. The terms and provisions contained in the document entitled "Affidavit in Compliance with Ordinance No. 84-14C.01" recorded February 7, 1986 as Liber 9272, Page 398 of Official Records (Affects Parcel 1) COVERS SUBJECT PARCEL AND OTHER LANDS

SCHEDULE A DESCRIPTION (PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-888116-MICH, COMMITMENT DATE: JANUARY 8, 2018)

The land referred to in this Commitment, situated in the County of Oakland, City of Novi, State of Michigan, is described as follows:

Parcel 1
Part of the Northwest one-quarter of Section 35, Town 1 North, Range 8 East described as beginning at point distant South 00 degrees 15 minutes 00 seconds West 2035.60 feet from Northwest section corner; thence North 89 degrees 28 minutes 40 seconds East 223 feet; thence North 00 degrees 31 minutes 20 seconds West 20 feet; thence North 89 degrees 28 minutes 40 seconds East 121 feet; thence South 00 degrees 31 minutes 20 seconds East 20 feet; thence North 89 degrees 28 minutes 40 seconds East 296.77 feet; thence South 00 degrees 31 minutes 25 seconds East 120 feet; thence North 89 degrees 28 minutes 40 seconds East 49.35 feet; thence South 31 degrees 07 minutes 50 seconds West 328.89 feet; thence South 89 degrees 28 minutes 40 seconds West 172.92 feet; thence North 00 degrees 15 minutes 00 seconds East 290 feet; thence South 89 degrees 28 minutes 40 seconds West 350 feet; thence North 00 degrees 15 minutes 00 seconds East 110 feet to beginning.

Parcel 2
North 110 feet of the South 310 feet of the West 350 feet of that part of the Southwest 1/4 of the Northwest 1/4 of Section 35, Town 1 North, Range 8 East, which lies Westerly of the C & O Railroad.

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND CONTAINS NO ITEMS OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON JANUARY 23, 2018.

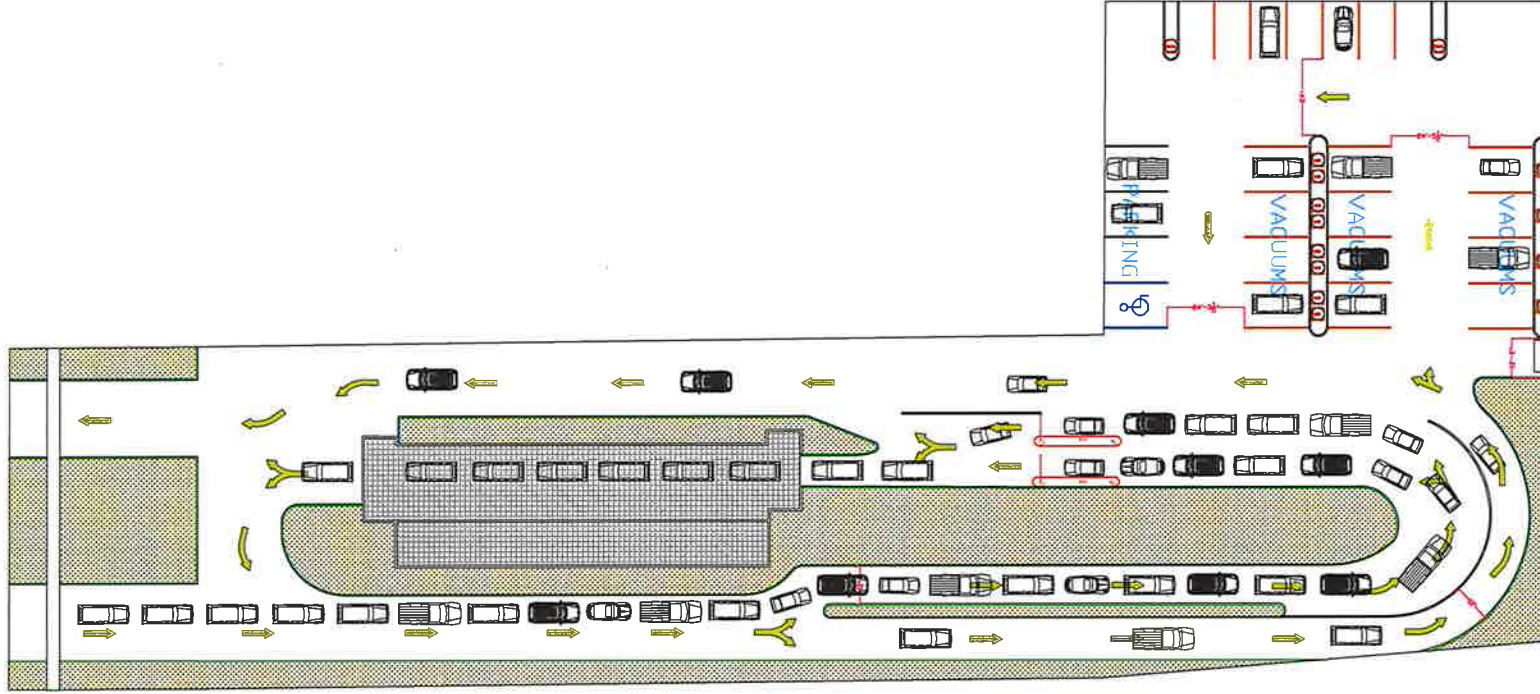
MICHAEL D. EMBREE
PROFESSIONAL SURVEYOR NO. 56860
MEMBER@ATWELL-GROUP.COM
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
248.447.2000

DATE _____



Squeaky Shine Car Wash

Novi, MI
Novi, Rd



BELANGER, INC. STANDARD NOTE TO CONTRACTORS:
 THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES INCLUDING FEDERAL ADA REQUIREMENTS. THIS SET ASSURES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNER/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE REQUIRED. CONTRACTORS ARE ASSUMED TO KNOW ALL OBSCURANCE CONDITIONS.
 THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF BELANGER, INC. NO REPRODUCTION OR ALTERATION OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN PERMISSION OF BELANGER, INC. IS PROHIBITED.



Novi Rd. Car Wash
 BELANGER DRAWINGS
 SITE PLAN

DATE:	0/26/18
CHKD:	
DATE:	
APPROVED:	
DATE:	
SCALE:	AS SHOWN
PAPER:	1/8" x 11" - 0
	22/304

REV	DATE	ENGR	APPR	DESCRIPTION
				IMHO COPY IS INTENDED TO BE 22"x34" WHEN PRINTED SCALES ARE NOT ACCURATE FOR ANY OTHER SIZE

PROJECT #:
 Revision # 2

SHEET #:

REZONING NARRATIVE

RE-ZONING REQUEST

**BELANGER CAR WASH
21510 NOVI ROAD, NOVI, MICHIGAN 48375**

PREPARED BY:



**Atwell, LLC.
12745 23 Mile Road, Suite 200
Shelby Township, MI 48315**

PREPARED FOR:



**Wash Me Properties, LLC.
22700 Heslip Drive
Novi, MI 48375**

December 6, 2018



Wash Me Car Wash
21510 Novi Road
Novi, MI 48375

Subject: Parcel 22-35-101-036 Proposed Rezoning

Dear Board Members,

On behalf of Wash Me Properties, LLC., please accept this letter and enclosed exhibits as a formal request for rezoning 0.68 acres of parcel 22-35-101-036 (3.40 acres) from I-1 to B-3. An exhibit depicting the existing parcels and zoning designation and the proposed parcels and zoning designation are enclosed for your reference.

Pending approval of the rezoning, it is the intent of Wash Me Properties, LLC., to obtain a parcel line adjustment to modify parcel 22-35-101-006 to consist of a 1.56 acre parcel zoned entirely as B-3 to facilitate expansion of the services at the existing car wash, including vacuum stations, increased stacking for the existing wash, and additional parking. To aid in your review, enclosed are a completed rezoning application, exhibit of the property requested to be re-zoned, survey, rezoning traffic study, and a sign location plot plan.

We appreciate your prompt consideration of this request. Feel free to contact me at 248-447-2000 with questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike McPherson", with a long horizontal flourish extending to the right.

Michael McPherson, P.E.
Atwell, LLC

TRAFFIC IMPACT STATEMENT



TETRA TECH

November 26, 2018

Mr. Michael McPherson, PE
Atwell, LLC
2 Towne Square, Suite 700
Southfield, Michigan 48076

**Re: Proposed Squeaky Shine Car Wash Expansion Rezoning
Rezoning Traffic Impact Study
City of Novi, Michigan
200-12851-19002**

Dear Mr. McPherson:

Tetra Tech (Tt) has completed our rezoning traffic impact study related to the proposed Squeaky Shine Car Wash expansion located on the east side of Novi Road between Eight Mile and Nine Mile Roads in the City of Novi, Oakland County. The current site is approximately 0.88 acres, zoned B-3 with an approximately 5,250 sq. ft. car wash building, with an adjacent 0.68 acre parcel to the east that is zoned I-1 that is proposed to be zoned B-3 and combined with the existing car wash. The proposed overall plan for the combined approximately 1.56 acre site is to maintain the existing car wash, but provide additional car cleaning vacuums and additional vehicle stacking for the car wash. This rezoning traffic impact study has been completed in accordance with the requirements specified in the City of Novi's Site Plan and Development Manual for traffic impact studies.

Existing Conditions

In the vicinity of the site, Novi Road is a four-lane arterial road (2 northbound lanes, 1 southbound through lane and a continuous southbound right-turn lane) with pavement markings, but without shoulders, under the jurisdiction of the Road Commission for Oakland County (RCOC) with a posted speed limit of 45 MPH.

A recent Average Daily Traffic (ADT) count obtained from the SouthEast Michigan Council Of Governments (SEMCOG) website indicates that the daily traffic volume on Novi Road in the vicinity of the site is approximately 13,200 vehicles per day, with the peak hour being between 5:00 – 6:00 p.m., with a bi-directional volume of approximately 1,300 vehicles per hour. A copy of the Novi Road count from the SEMCOG website is attached to this letter for reference.

The existing car wash site is located within B-3: General Business zoning, which continues south of the site, and the proposed parcel to be rezoned is within I-1: Light Industrial zoning, which continues north of the site. To the west of the site, across Novi Road, the current zoning is a mix of R-3 and R-4 One-Family Residential, as well as to the east (across the railroad tracks) of the site.

Tetra Tech of Michigan, P.C.

7927 Nemco Way, Suite 100, Brighton, MI 48116
Tel 810.220.2112 Fax 810.225.8458 www.tetrattech.com



Currently the proposed 0.68 acre I-1: Light Industrial parcel to be rezoned B-3: General Business is undeveloped, consisting of woodlands. The existing 0.88 acre B-3: General Business site currently has a car wash on the site, and no changes to the building or the operation are proposed at this time.

Based on information provided by your office, under the current I-1: Light Industrial zoning, you estimated a maximum 7,175 sq. ft. medical office building could be built on the 0.68 acre site, accounting for setbacks and required parking. Under the proposed B-3: General Business zoning, a maximum medical office building size of 7,525 sq. ft. could be built on the 0.68 acre site with the required parking. While a variety of retail and/or restaurant uses could be built under the proposed B-3: General Business zoning, those buildings would be noticeably smaller given the parking requirements for those uses. Also, when just considering the 0.68 acre site location (away from the road and adjacent to railroad tracks) and size, it does not lend itself to these retail/restaurant uses on its own. The concept plans are included in the materials attached to this letter.

However, in order to provide a complete review, an analysis was performed of what would be possible on the entire 1.56 acre site under the exiting/proposed B-3: General Business zoning. Under this scenario, a 4,250 sq. ft. fast-food restaurant with drive-through window service would be feasible. However, this use would require a special land use permit from the City of Novi.

Finally, it should be reiterated that the existing car wash building is not proposed to change with the rezoning and joining of the properties, just additional car cleaning vacuums and additional vehicle stacking for the car wash is proposed. These changes are not anticipated to significantly affect the number of trips to and from the site. The site plan is included in the materials attached to this letter.

Using the information and methodologies specified in the latest version of *Trip Generation (10th Edition)* published by the Institute of Transportation Engineers (ITE), Tt forecast the total weekday, weekday AM and weekday PM peak hour trips associated with the potential uses under the existing and proposed zonings for the site.

Following are tables that summarize our findings.

Table 1
ITE Trip Generation for 0.68 Acre Site, Existing I-1: Light Industrial

Land Use	Land Use Code	Size	AM Peak Hour			PM Peak Hour			Week Day
			In	Out	Total	In	Out	Total	
Medical-Dental Office Building	720	7,175 sq. ft.	16	5	21	7	19	26	188
TOTAL TRIPS			16	5	21	7	19	26	188



Table 2
ITE Trip Generation for 0.68 Acre Site, Proposed B-3: General Business

Land Use	Land Use Code	Size	AM Peak Hour			PM Peak Hour			Week Day
			In	Out	Total	In	Out	Total	
Medical-Dental Office Building	720	7,525 sq. ft.	17	5	22	8	20	28	202
TOTAL TRIPS			17	5	22	8	20	28	202

Table 3
ITE Trip Generation for Entire 1.56 Acre Site, Existing/Proposed B-3: General Business

Land Use	Land Use Code	Size	AM Peak Hour			PM Peak Hour			Week Day
			In	Out	Total	In	Out	Total	
Fast-Food Restaurant with Drive-Through Window	934	4,250 sq. ft.	87	84	171	72	67	139	2,002
TOTAL TRIPS			87	84	171	72	67	139	2,002

Table 4
ITE Trip Generation for Existing/Proposed Car Wash

Land Use	Land Use Code	Size	AM Peak Hour			PM Peak Hour			Week Day
			In	Out	Total	In	Out	Total	
Automated Car Wash	948	5,250 sq. ft.	n / a	n / a	n / a	38	37	75	n / a
TOTAL TRIPS			n / a	n / a	n / a	38	37	75	n / a

n / a – no information provided in Trip Generation, 10th Edition.

The trip generation forecast sheets are attached to this letter.

Conclusions and Recommendations

Under the existing L-1: Light Industrial zoning, the 0.68 acre site is forecast to generate a maximum of 21 trips during the AM peak hour, 26 trips during the PM peak hour and 188 total weekday trips. Under the proposed B-3: General Business zoning, the 0.68 acre site is forecast to generate a maximum of 22 trips during the AM peak hour, 28 trips during the PM peak hour, and 202 total weekday trips. The proposed rezoning of the 0.68 acre parcel would not result in a significant change in trips generated for the site on its own.

When considering the entire 1.56 acre site under B-3: General Business zoning, a 4,250 sq. ft. fast-food restaurant with drive-through window would be possible, with a special land use permit. This use would result in significantly more trips to and from the site; however not all of it would be new



TETRA TECH

traffic, as *Trip Generation Handbook, 3rd Edition* provides pass-by rates for fast-food restaurants with drive-through windows. Pass-by trips are existing traffic on the adjacent roadway network that interrupt their travels to visit the site. Pass-by trips are accounted for by reducing the number of forecast new trips to be added to the roadway network; however, actual driveway volumes are not reduced. *Trip Generation Handbook, 3rd Edition* suggests a 49% AM and 50% PM peak hour pass-by rates for a fast-food restaurant with drive-through window. The pass-by rates should be taken into consideration when comparing fast-food restaurant with drive-through window to the other uses reviewed in this letter.

With the proposed rezoning of the 0.68 acre site to B-3: General Business and combining it with the existing 0.88 acre car wash site, the proposed combined car wash site is not anticipated to experience a noticeable change in trips to and from the site, as the only site changes are to provide additional car cleaning vacuums and additional on-site storage for vehicles entering the car wash.

We trust that this letter fulfills your current transportation needs regarding your site. If you have any questions, please feel free to call our office at (810)-220-2112.

Sincerely,

Kyle W. Ramakers, P.E., PTOE
Transportation Engineer

:be

Attachments

P:\IER\12851\200-12851-19002\SupportDocs\Cals\Traffic\Deliverables\Novi_Car-Wash_Rezone_Letter.docx

NOVI ROAD TRAFFIC COUNT

FROM SEMCOG WEBSITE

Location Info	
Location ID	2027
Type	LINK
Functional Class	-
Located On	NOVI
Between	8 Mile AND 9 Mile
Direction	2-WAY
Community	Novi
MPO_ID	16480
HPMS ID	
Agency	Road Commission for Oakland County

Count Data Info	
Start Date	11/14/2016
End Date	11/15/2016
Start Time	11:00 AM
End Time	11:00 AM
Direction	
Notes	
Count Source	FO342_____
File Name	D1114004.prn
Weather	
Study	
Owner	tiacounts

Interval: 60 mins	
Time	Hourly Count
00:00 - 01:00	40
01:00 - 02:00	9
02:00 - 03:00	6
03:00 - 04:00	16
04:00 - 05:00	35
05:00 - 06:00	155
06:00 - 07:00	409
07:00 - 08:00	937
08:00 - 09:00	948
09:00 - 10:00	655
10:00 - 11:00	705
11:00 - 12:00	792
12:00 - 13:00	884
13:00 - 14:00	768
14:00 - 15:00	857
15:00 - 16:00	999
16:00 - 17:00	1081
17:00 - 18:00	1300
18:00 - 19:00	970
19:00 - 20:00	723
20:00 - 21:00	485
21:00 - 22:00	266
22:00 - 23:00	154
23:00 - 24:00	92
TOTAL	13286

TRIP GENERATION FORECASTS

Medical-Dental Office Building (720)

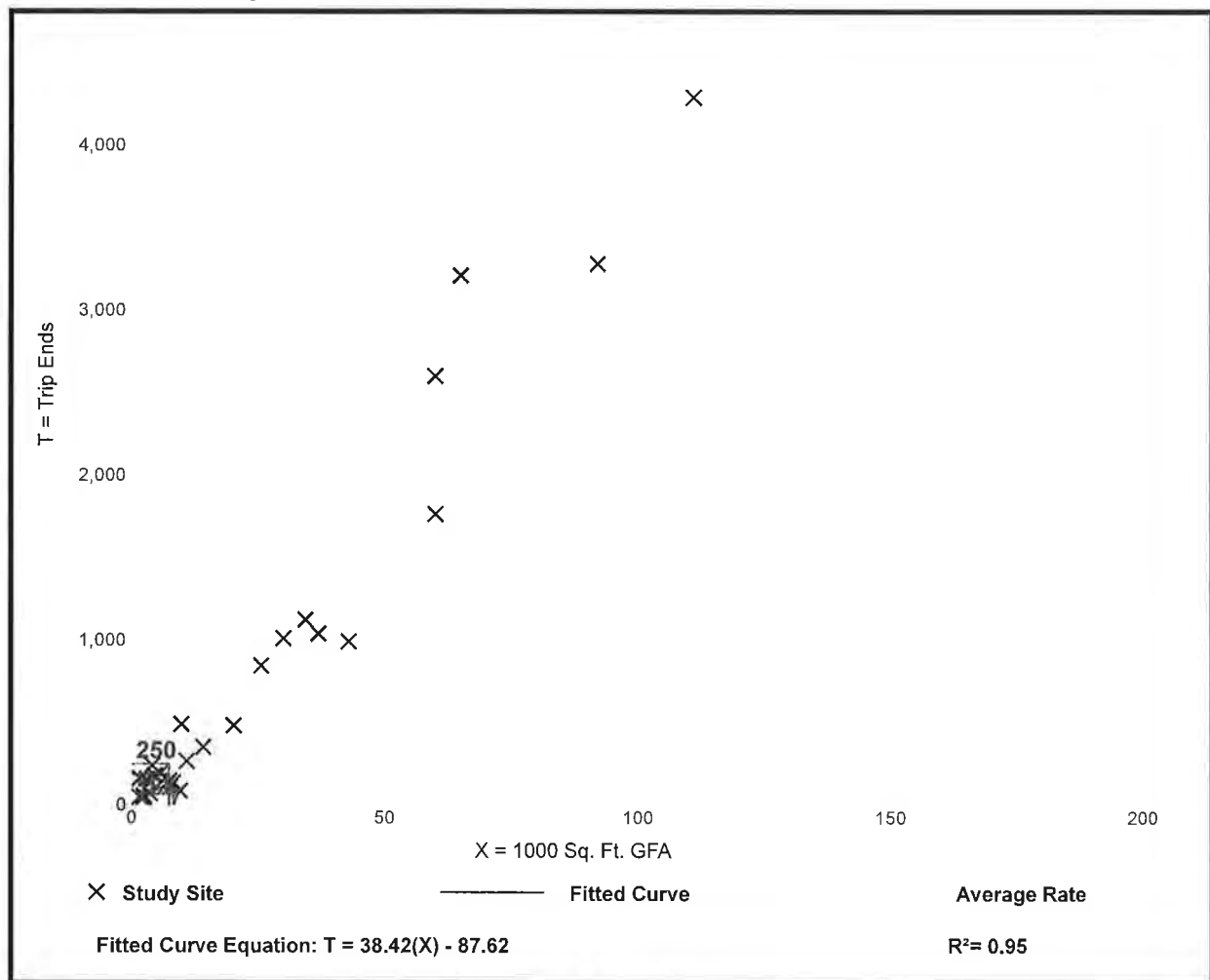
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. 1000 Sq. Ft. GFA: 24
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
34.80	9.14 - 100.75	9.79

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

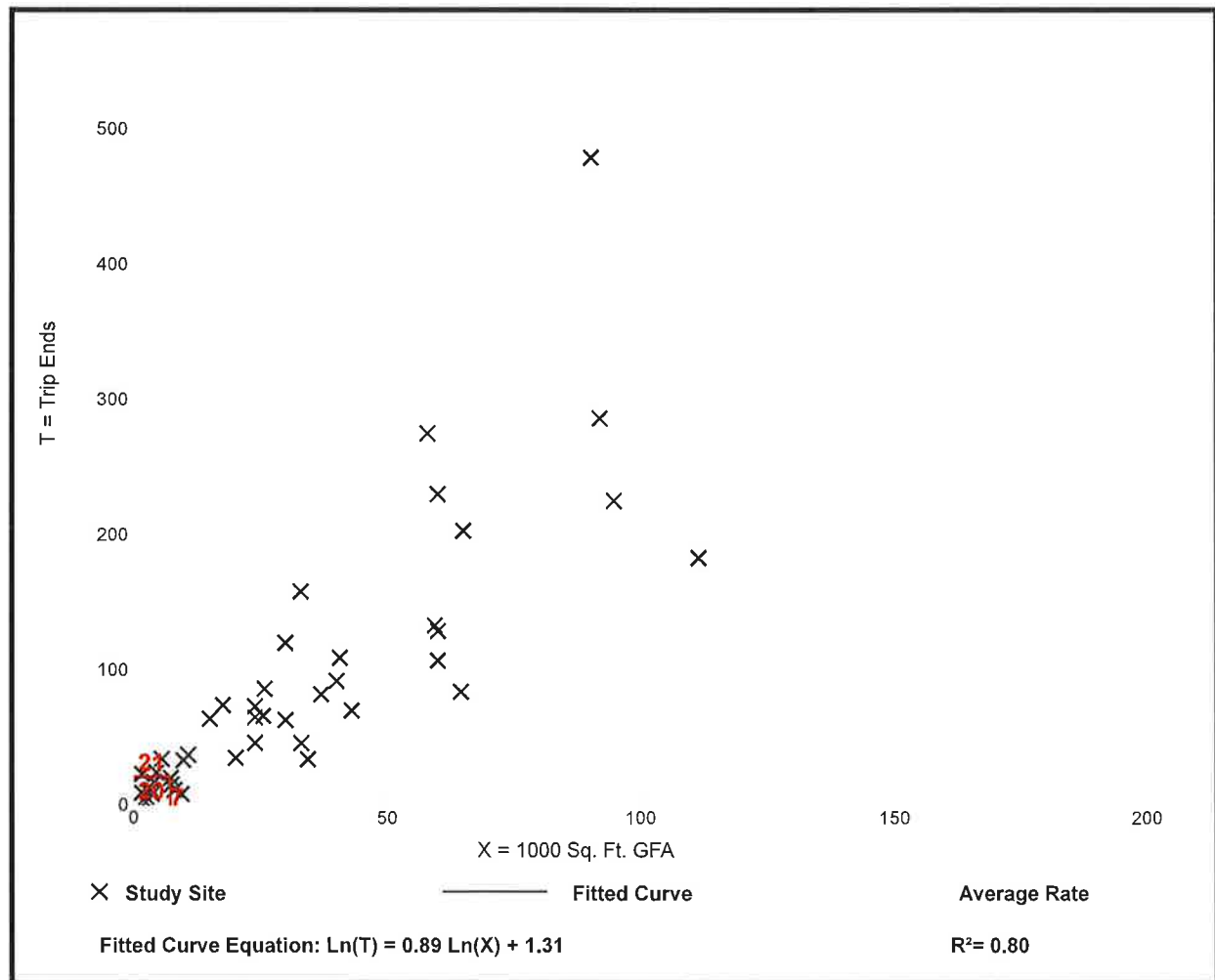
Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 44
 Avg. 1000 Sq. Ft. GFA: 32
 Directional Distribution: 78% entering, 22% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.78	0.85 - 14.30	1.28

Data Plot and Equation



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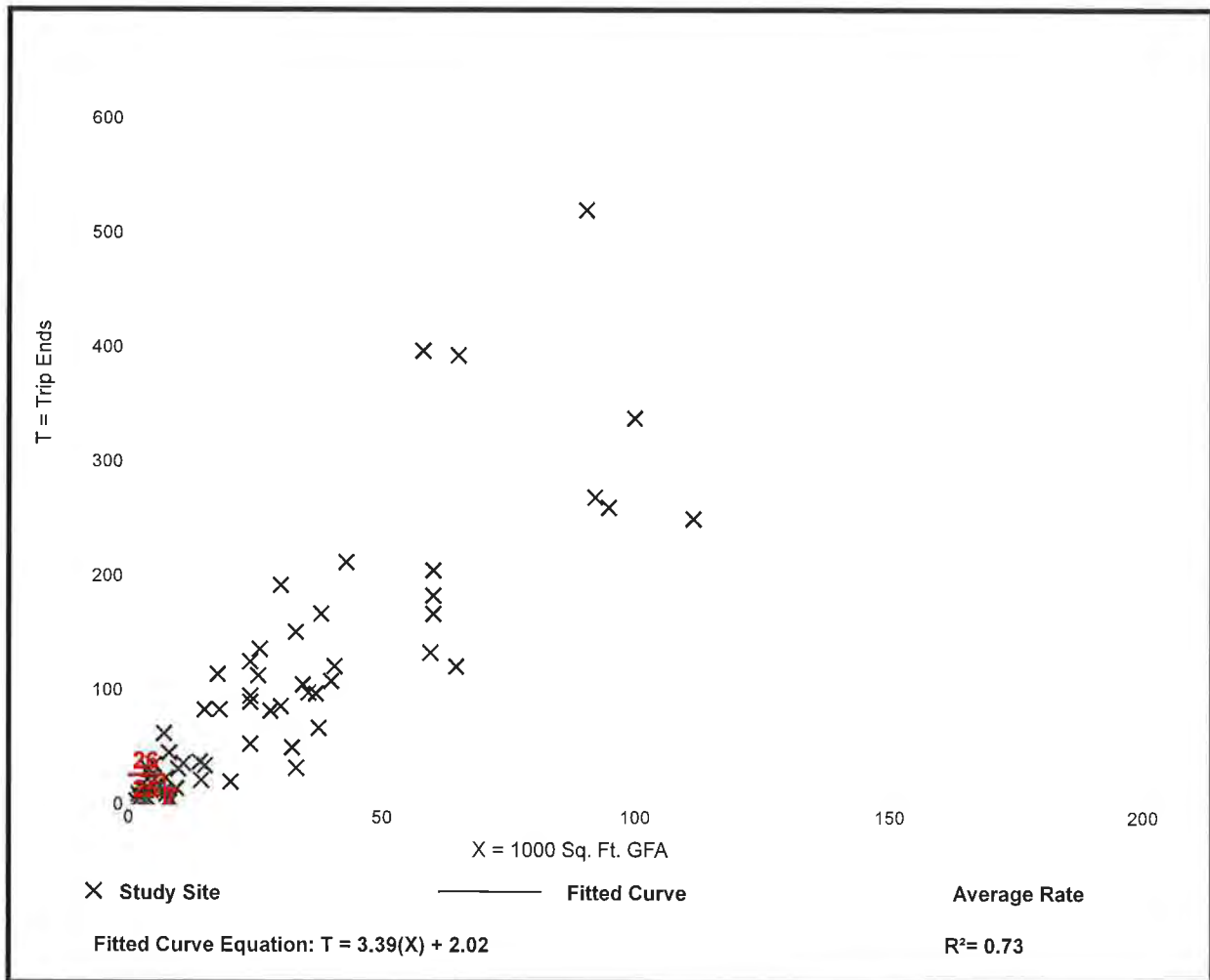
Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 65
 Avg. 1000 Sq. Ft. GFA: 28
 Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.46	0.25 - 8.86	1.58

Data Plot and Equation



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Medical-Dental Office Building (720)

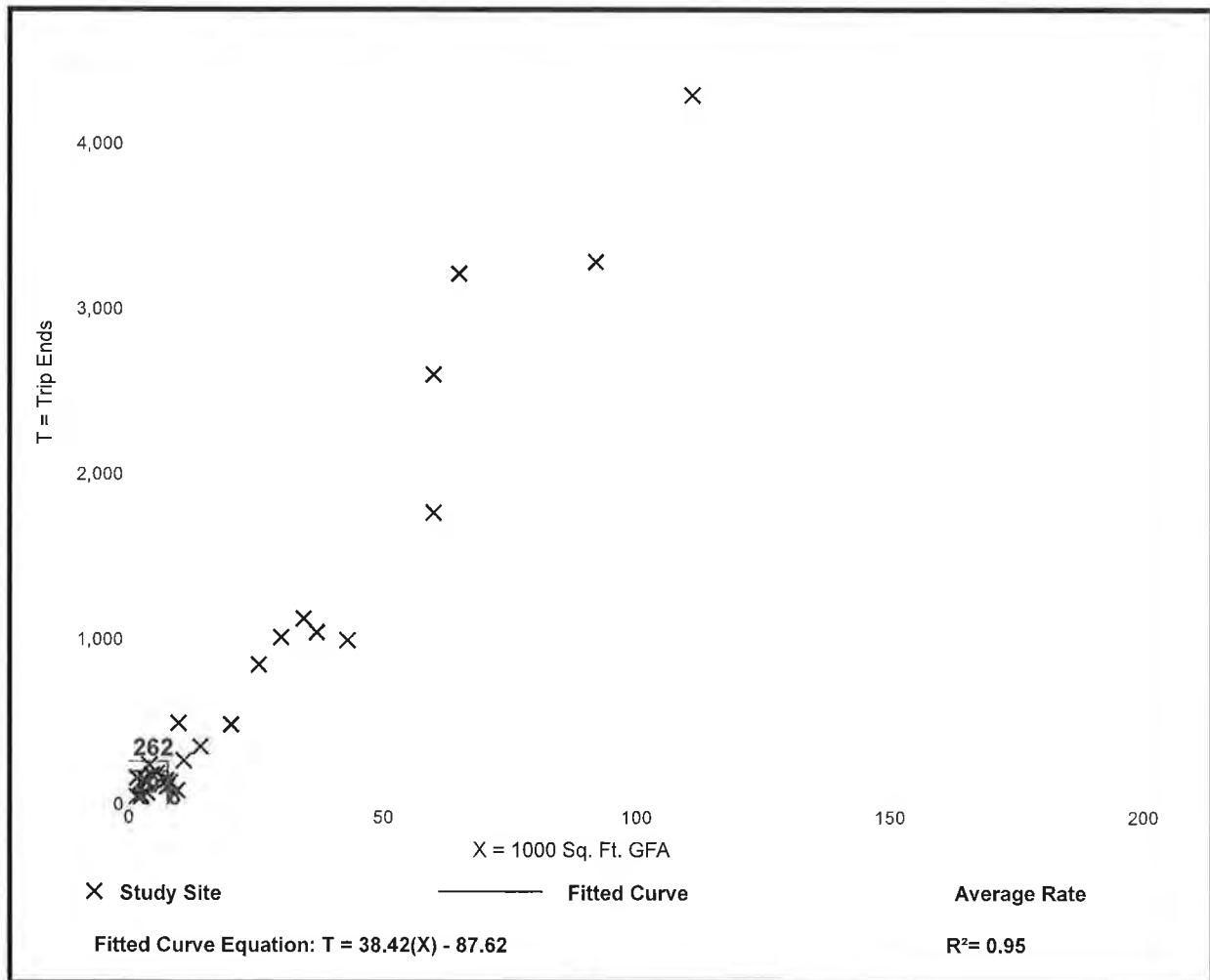
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. 1000 Sq. Ft. GFA: 24
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
34.80	9.14 - 100.75	9.79

Data Plot and Equation



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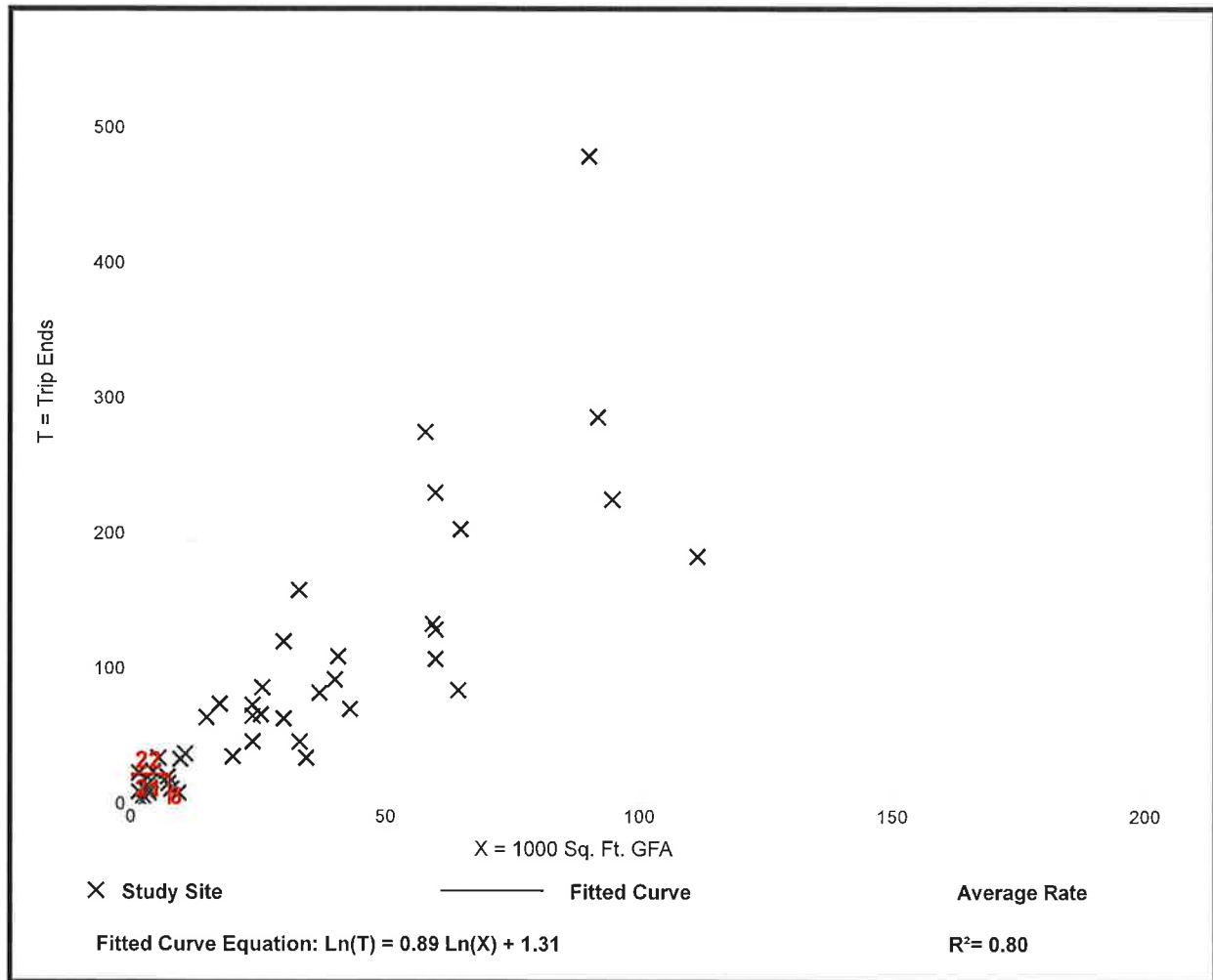
Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 44
 Avg. 1000 Sq. Ft. GFA: 32
 Directional Distribution: 78% entering, 22% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.78	0.85 - 14.30	1.28

Data Plot and Equation



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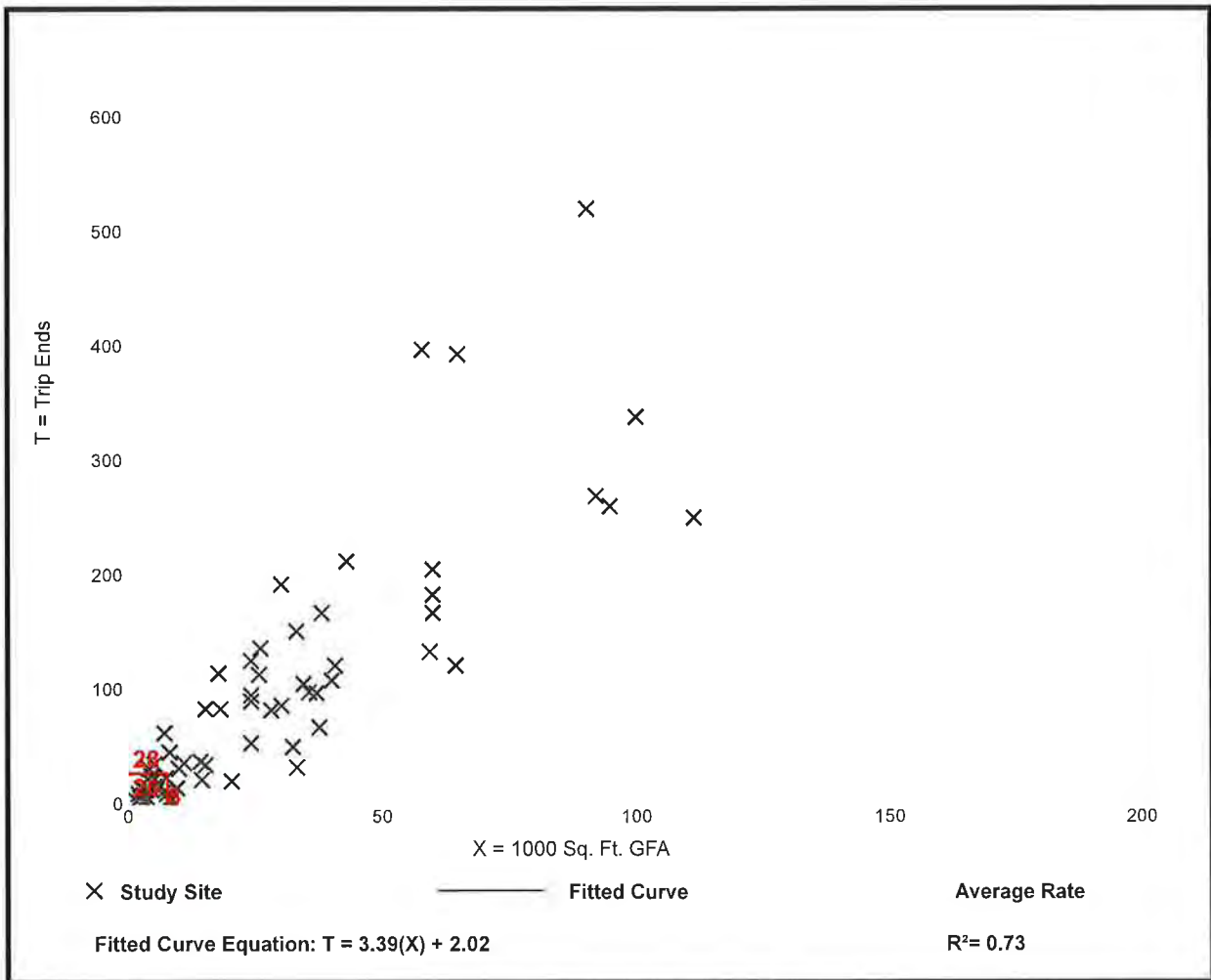
Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 65
 Avg. 1000 Sq. Ft. GFA: 28
 Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.46	0.25 - 8.86	1.58

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Fast-Food Restaurant with Drive-Through Window (934)

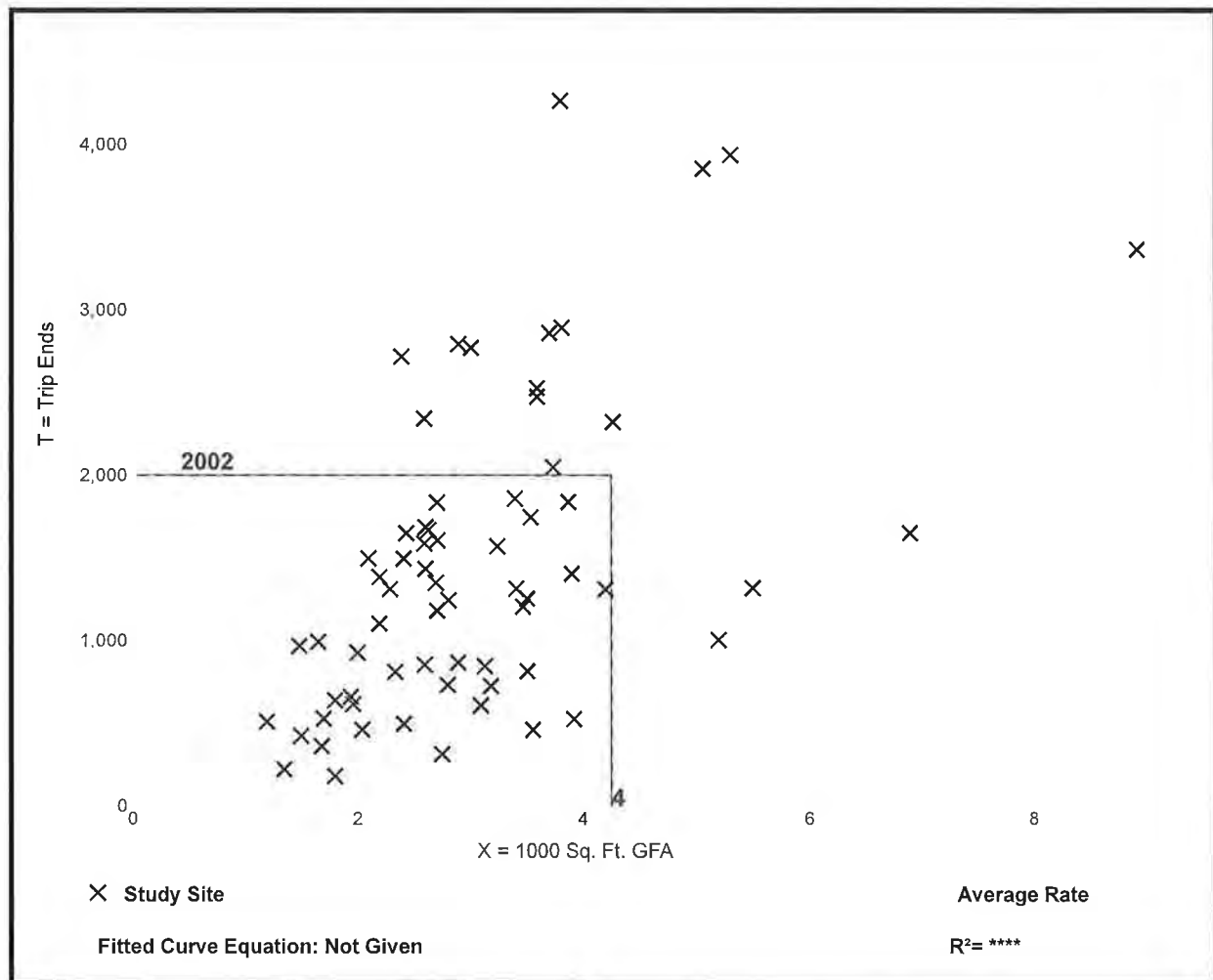
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 67
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
470.95	98.89 - 1137.66	244.44

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

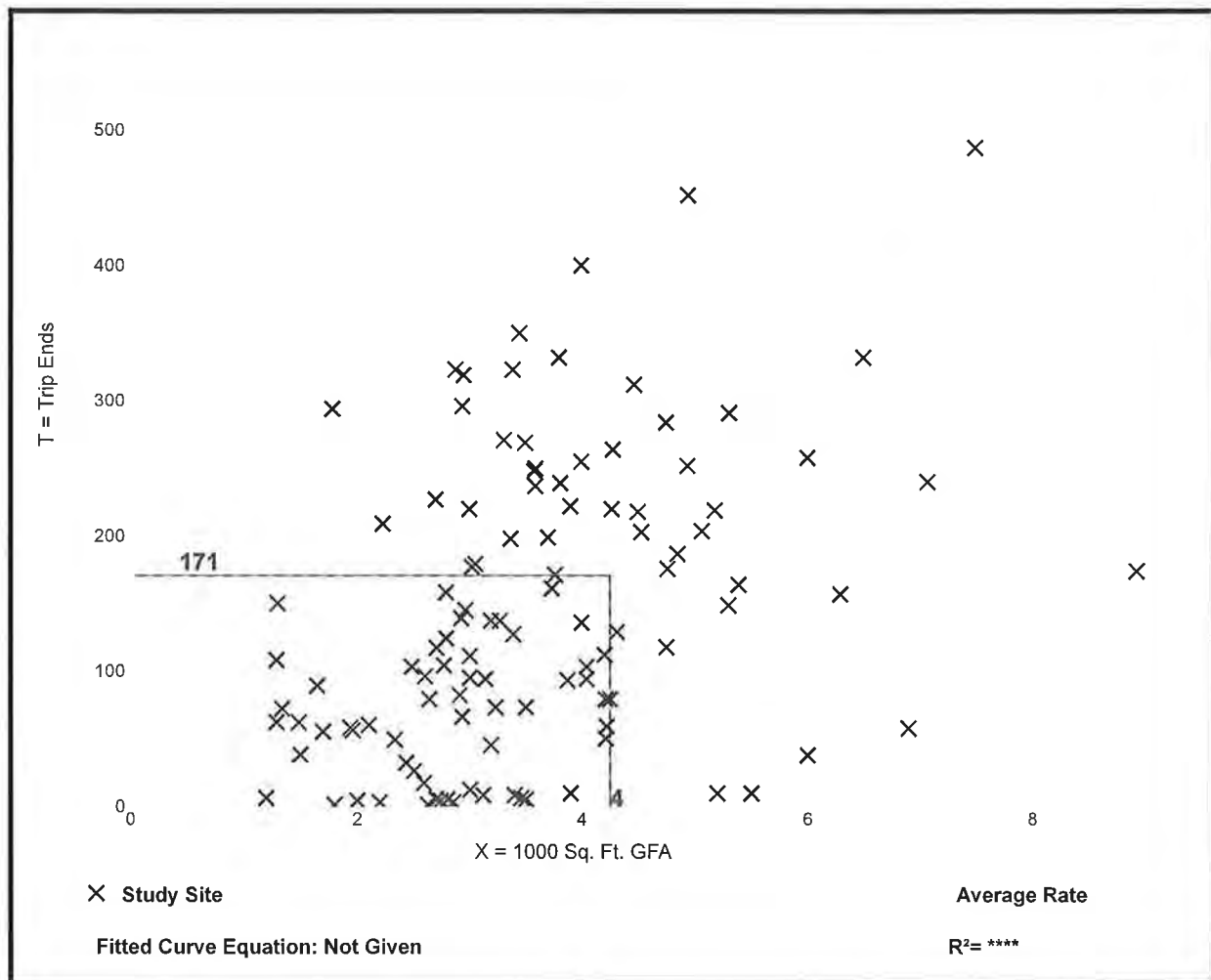
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 111
 Avg. 1000 Sq. Ft. GFA: 4
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
40.19	0.38 - 164.25	28.78

Data Plot and Equation



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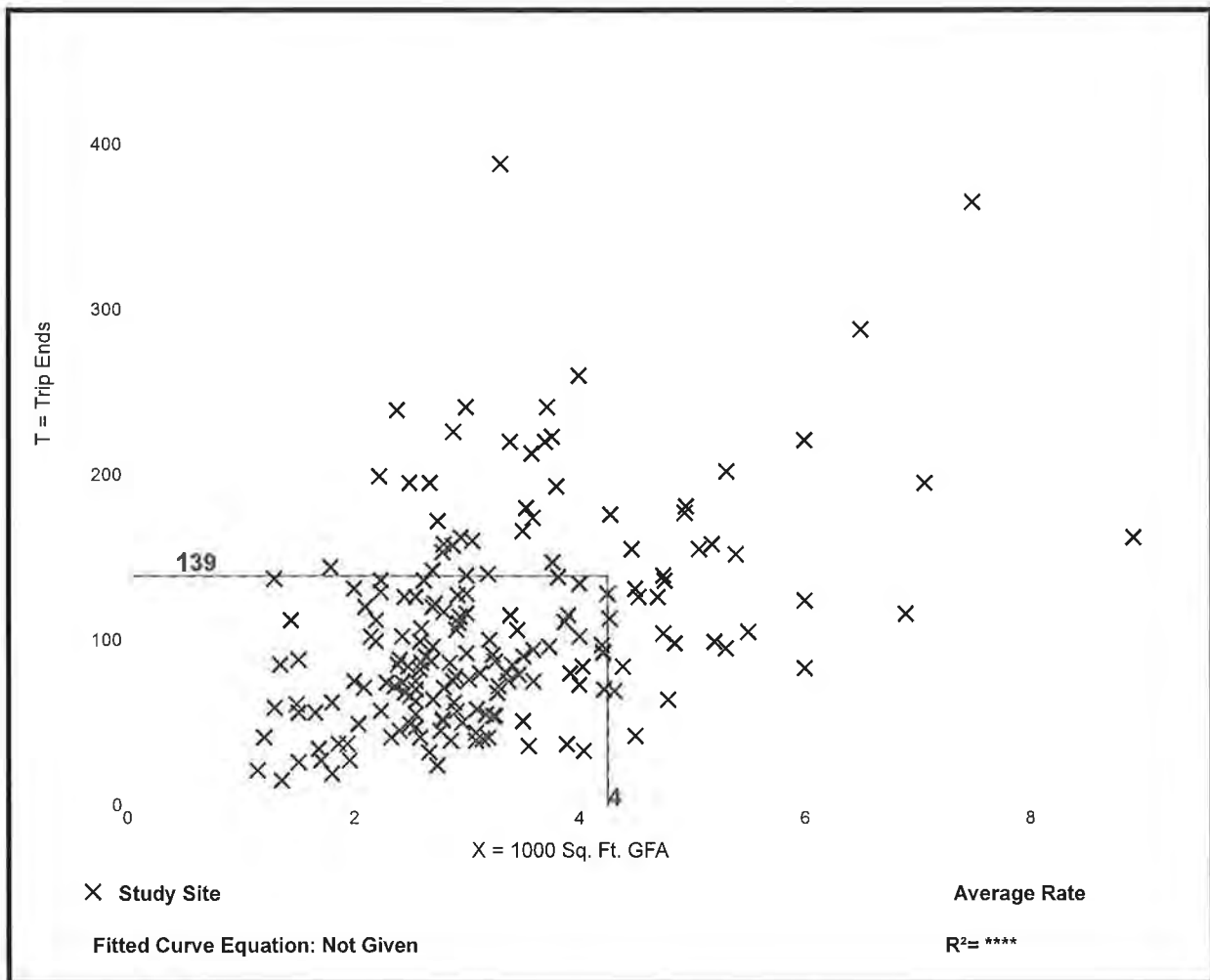
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 185
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
32.67	8.17 - 117.22	17.87

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Automated Car Wash (948)

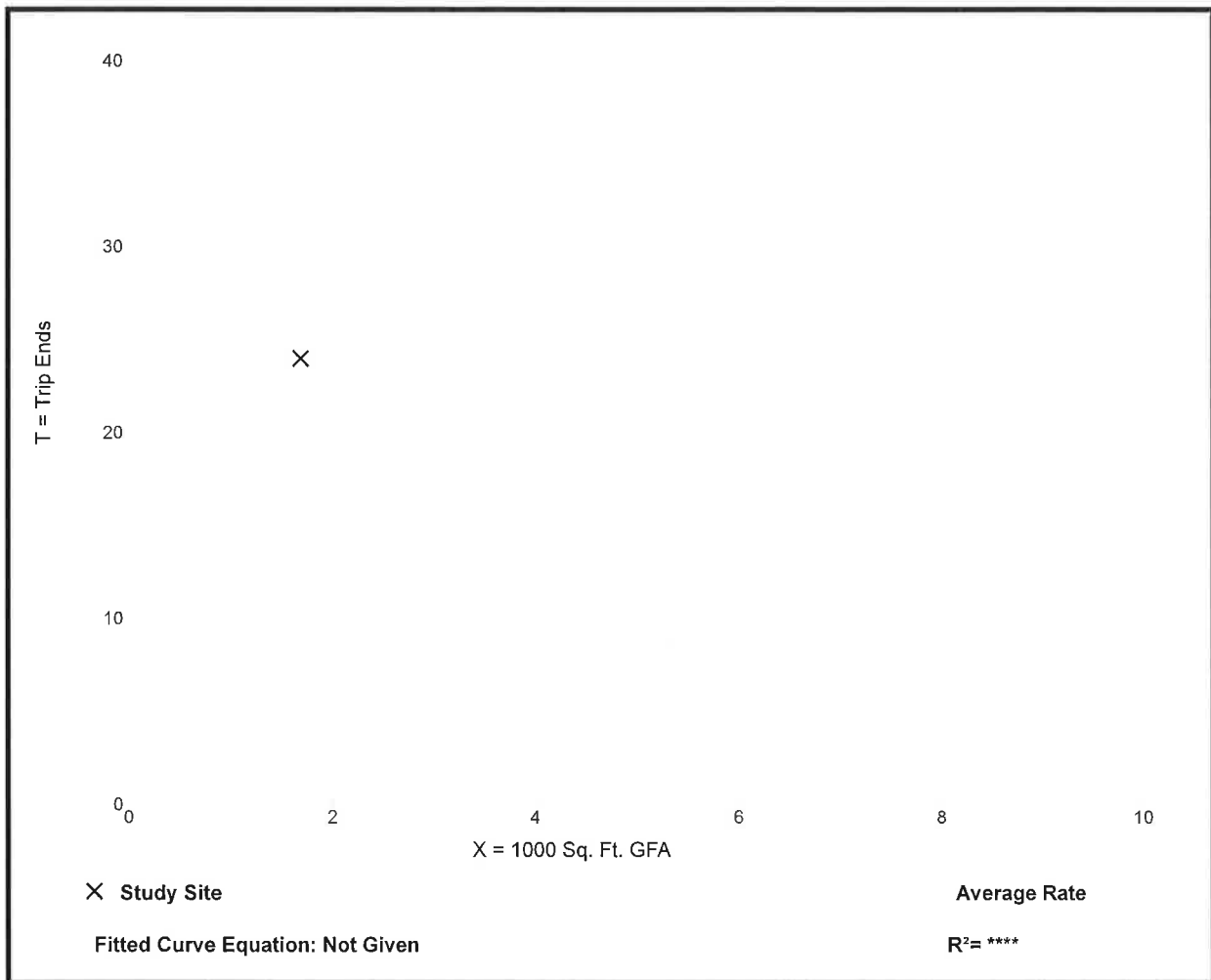
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. 1000 Sq. Ft. GFA: 2
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.20	14.20 - 14.20	*

Data Plot and Equation

Caution – Small Sample Size



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

SITE PLAN



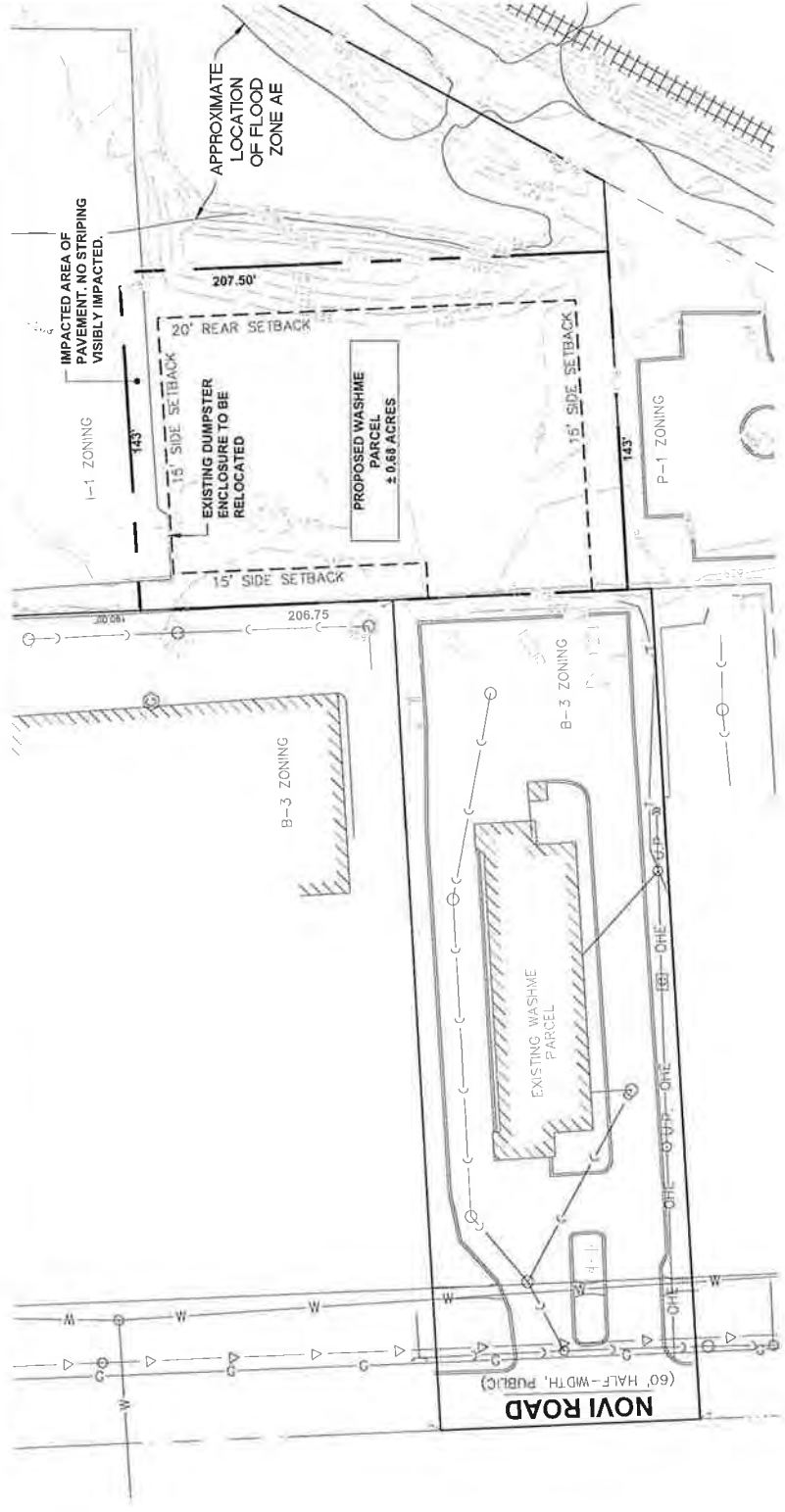
ATWELL
866.850.4200 www.atwell-group.com



WASHME CONCEPT
CITY OF NOVY, MI

CONCEPT 1

DRAWN BY: JC
DATE: 2/8/17
SCALE: 1"=50'



SITE DATA

PID	AREA	ZONING
22-35-101-036 (PARENT PARCEL)	0.68 AC.	I-1
22-35-101-006 (EXISTING PARCEL)	0.68 AC.	B-3
	±1.56 AC.	

NOTES

1. PROPOSED PARCEL APPROXIMATELY 1'-2' BELOW EXISTING PARCEL. ANTICIPATE SIGNIFICANT EARTHWORK ACTIVITY.
2. DETENTION REQUIRED BASED ON PRELIMINARY REVIEW OF EXISTING STORM SEWER INVERT ELEVATIONS. THE AVAILABLE OUTLET DEPTH IS VERY SHALLOW. FURTHER DESIGN FEASIBILITY FOR DETENTION WILL BE REQUIRED.
3. PROPOSED PARCEL ZONED I-1, WILL NEED TO BE REZONED B-3.
4. SETBACKS BASED ON B-3 ZONING.
5. FLOODPLAIN LIMITS SHOWN ARE APPROXIMATE AND WILL NEED TO BE CONFIRMED.

POTENTIAL USES SITE PLANS



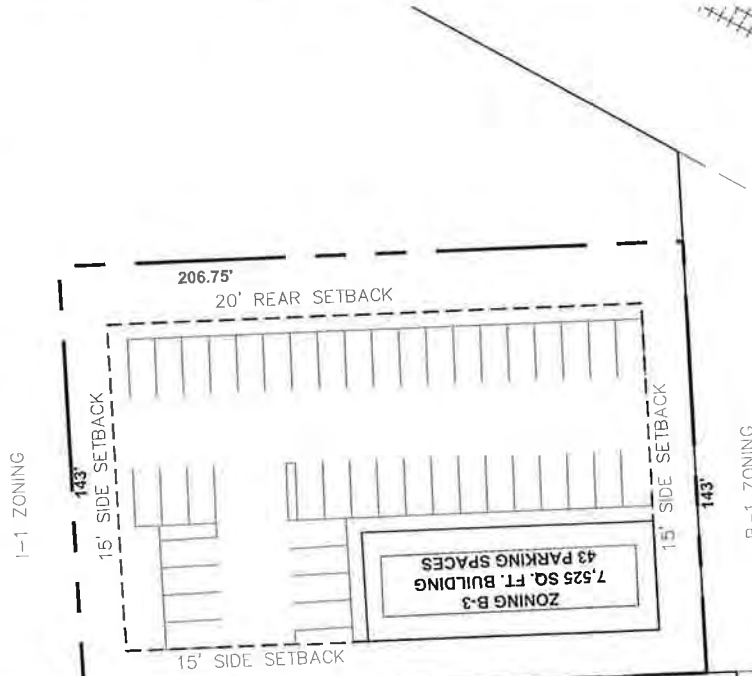
ATWELL
866.850.4200 www.atwell-group.com



WASHME
CITY OF NOVI, MI
EXHIBIT 1

DRAWN BY: JC
DATE: 11/21/18
SCALE: 1"=40'

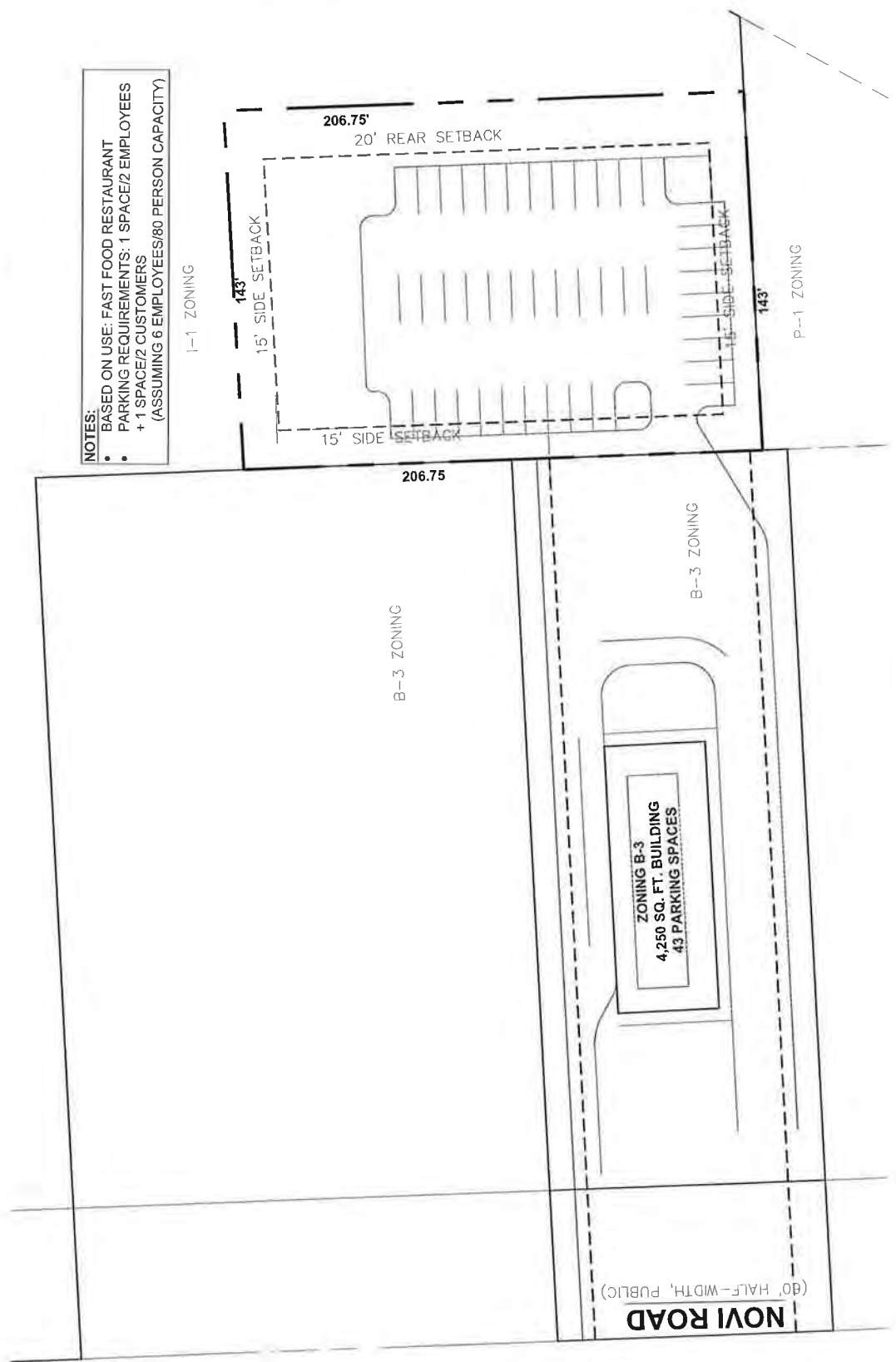
NOTES:
• BASED ON USE: MEDICAL OFFICE
• PARKING REQUIREMENTS: 1 SPACE/175 SQUARE FEET, GROSS FLOOR AREA



NOVI ROAD
(60' HALF-WIDTH, PUBLIC)

WASHME
CITY OF NOVI, MI

DRAWN BY: JC
DATE: 11/21/18
0 20 40
SCALE: 1"=40'



NOTES:
• BASED ON USE: FAST FOOD RESTAURANT
• PARKING REQUIREMENTS: 1 SPACE/2 EMPLOYEES
+ 1 SPACE/2 CUSTOMERS
(ASSUMING 6 EMPLOYEES/80 PERSON CAPACITY)

NOVI ROAD
(60' HALF-WIDTH, PUBLIC)

B-3 ZONING

B-3 ZONING

P-1 ZONING

206.75'
20' REAR SETBACK

143'
15' SIDE SETBACK

I-1 ZONING

15' SIDE SETBACK

143'

206.75

ZONING B-3
4,250 SQ. FT. BUILDING
43 PARKING SPACES

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

January 9, 2019

Planning Review

Squeaky Shine Car Wash
JZ18-50 with Rezoning 18.727

PETITIONER

Squeaky Shine LLC

REVIEW TYPE

Rezoning Request from I-1 (Light Industrial) to B-3 (General Business)

PROPERTY CHARACTERISTICS

Section	35	
Site Location	East of Novi Road, North of Eight Mile Road (21510 and pt. 21530 Novi Road)	
Site School District	Northville Public School District	
Site Zoning	RA One Family Residential	
Adjoining Zoning	North	I-1 Light Industrial District
	East	RA One Family Residential
	West	OST: Office Service Technology
	South	RA One Family Residential
Current Site Use	Car Wash test facility, rear portion Vacant	
Adjoining Uses	North	Retail center; Auto Service
	East	Single Family Residences
	West	Single Family Residences
	South	Vacant
Site Size	0.68 Acres	
Plan Date	November 12, 2018	

PROJECT SUMMARY

The petitioner is requesting a Zoning Map amendment for a 0.68 acre portion of property located northeast of the corner of Novi Road and Galway Drive intersection (Section 35) from I-1 (Light Industrial) to B-3 (General Business). The applicant states that the rezoning request is necessary to expand the existing car wash facility at 21510 Novi Road, which is already zoned B-3. They would purchase a portion of the property to the east to make room for vacuum stations, longer vehicle stacking space, and additional parking. This portion of property would need to be rezoned to B-3 and the parcels combined to accommodate the car wash.

The applicant provided a concept plan with this request, which indicates that the existing car wash building itself would not be modified. However, since this is not a PRO they are not bound to what is shown in the concept drawing. The building has operated for several years as a car wash demonstration facility for Belanger, a Novi-based company that designs and manufactures car wash components/systems. Belanger plans to split the facility off to be operated by a derivative company as a retail car wash that would be open to the public.

The applicant met with planning staff to discuss the process and determined to apply for a traditional rezoning. As this is not a PRO (Planned Rezoning Overlay) rezoning, the applicant is not bound to develop a specific plan or use after rezoning has been approved. The proposed rezoning category is not supported by the Future Land Use map recommendation for the subject property.

MASTER PLAN FOR LAND USE

The Future Land Use Map of the 2016 City of Novi Master Plan for Land Use identifies this property and properties adjacent to north, south and east as Industrial Research Development Technology. Property to the west is identified as Local Commercial.

The proposal would follow objectives listed in the Master Plan for Land Use including the following:

1. Objective: Retain and support the growth of existing businesses and attract new businesses to the City of Novi.
2. Objective: Provide and maintain adequate water and sewer service for the City’s needs.

DEVELOPMENT POTENTIAL

The piece to be rezoned is currently an undeveloped part of a larger parcel that is developed and used as an auto service facility. The piece on it’s own does not have frontage to a public street. Development under the current I-1 zoning could result in the construction of an approximately 7,175 square foot medical office building on the 0.68 acre site, taking into account required setbacks and parking. Under the proposed B-3 zoning district, the applicant’s traffic consultant estimates a maximum of 7,525 square foot medical office building and the required parking could be built. As a “maximum impact” scenario, once combined with the car wash site, the 1.56 acre parcel could be developed as a 4,250 square foot fast food restaurant with a drive through window in the B-3 District. This use would require special land use permit approval from the City of Novi.

EXISTING ZONING AND LAND USE

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

Land Use and Zoning: For Subject Property and Adjacent Properties

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	I-1 Light Industrial	Vacant land	Industrial research development and technology. (uses consistent with Light Industrial Districts, I-1)
Northern Parcels	I-1 Light Industrial District	Parking lot for Auto Service	Industrial research development and technology. (uses consistent with Light Industrial Districts, I-1)
Southern Parcels	P-1 Vehicular Parking	Parking Lot for Restaurant	Industrial research development and technology. (uses consistent with Light Industrial Districts, I-1)
Eastern Parcel	I-1 Light Industrial	Vacant land (stormwater pond)	Industrial research development and technology. (uses consistent with Light Industrial Districts, I-1)
Western Parcels	B-3 General Business	Retail Center, Car wash	Local Business (uses consistent with B-1 District)

COMPATIBILITY WITH SURROUNDING LAND USE

The surrounding land uses are shown in the above chart. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.

The property directly **north** of the subject area is currently functioning as an automobile service facility. The current zoning map indicates I-1 for the property.

Directly to the **south** of the subject property is used as a restaurant parking lot and zoned P-1.

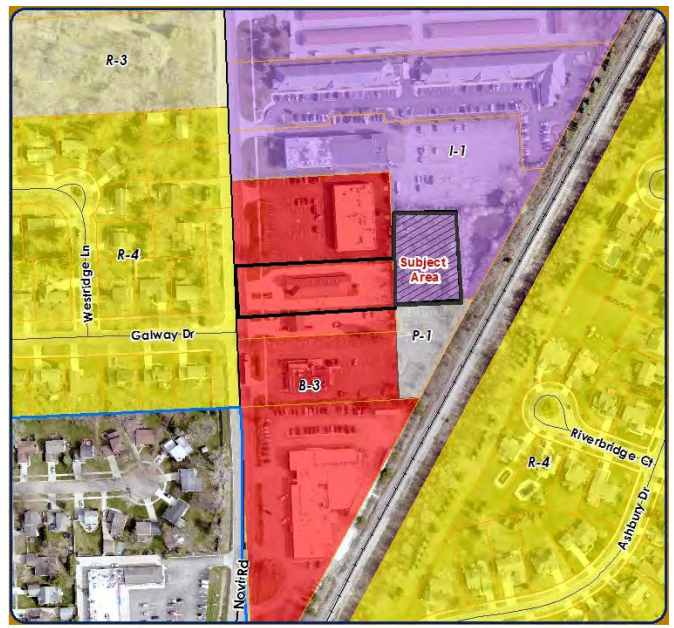
The property to the **west** of the subject property is a retail center and the existing car wash and is zoned B-3.

To the **east** of the subject property is a stormwater management pond (zoned I-1) and the CSX Railroad tracks, beyond which is an existing single family neighborhood. At the time of Preliminary Site Plan Review, the Planning Commission should review the plan carefully to insure that there will be no negative impacts (such as additional noise, lighting) on the residential property to the east.

Future Land Use map indicates Industrial Research Development Technology for the subject property and the properties to the north, south and east. Local commercial uses are shown to the west.



Future Land Use



Existing Zoning

COMPARISON OF ZONING DISTRICTS

The following table provides a comparison of the current (I-1) and proposed (B-3) zoning classifications.

	I-1 Zoning (Existing)	B-3 Zoning (Proposed)
Principal Permitted Uses	1. Professional office buildings, offices and office sales and service activities 2. Accessory buildings, structures and uses customarily incident to the above	1. Retail businesses use 2. Retail business service uses 3. Dry cleaning establishments, or pick-up stations, dealing directly with the

	<p>permitted uses</p> <ol style="list-style-type: none"> 3. Publicly owned and operated parks, parkways and outdoor recreational facilities 4. Public or private health and fitness facilities and clubs 5. Medical offices, including laboratories and clinics <p>Permitted when not adjacent to residential (otherwise Special Land Use):</p> <ol style="list-style-type: none"> 6. Laboratories 7. Research, testing, design and development, technical training, and design of pilot or experimental products 8. Data processing and computer centers 9. Warehousing and wholesale establishments 10. Manufacturing 11. Industrial office sales, service and industrial office related uses 12. Trade or industrial schools 13. Laboratories experimental, film or testing 14. Greenhouses 15. Off-street parking lots 16. Publicly utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards 17. Public or private indoor recreation facilities 18. Private outdoor recreation facilities 19. Pet boarding facilities 20. Veterinary hospitals or clinics 21. Motion picture, television, radio and photographic production facilities 22. Other uses of a similar and no more objectionable character to the above uses 23. Accessory buildings and uses customarily incident to any of the above permitted uses 	<p>consumer</p> <ol style="list-style-type: none"> 4. Business establishments which perform services on the premises 5. Professional services 6. Retail business or retail business service establishments 7. Professional or medical offices, including laboratories 8. Fueling station 9. Sale of produce and seasonal plant materials 10. Auto wash 11. Bus passenger stations 12. New and used car salesroom, showroom, or office 13. Other uses similar to the above uses 14. Tattoo parlors 15. Publicly owned and operated parks, parkways and outdoor recreational facilities 16. Accessory structures and uses customarily incident to the above permitted uses 17. Public or private health and fitness facilities and clubs 18. Microbreweries 19. Brewpubs
<p>Special Land Uses</p>	<ol style="list-style-type: none"> 1. Metal plating, buffing, polishing and molded rubber products 2. Uses which serve the limited needs of an industrial district (subject to Section 4.43), as follows: <ol style="list-style-type: none"> a. Financial institutions, unions, union halls, and industrial trade schools or industrial clinics b. Industrial tool and equipment sales, service, storage and distribution c. Eating and drinking establishments and motels 3. Automobile service establishment 4. Self-storage facilities 	<ol style="list-style-type: none"> 1. Outdoor space for exclusive sale of new or used automobiles, campers, recreation vehicles, mobile homes, or rental of trailers or automobiles 2. Motel 3. Business in the character of a drive-in or open front store 4. Veterinary hospitals or clinics 5. Plant materials nursery 6. Public or private indoor and private outdoor recreation facilities 7. Mini-lube or oil change establishments 8. Sale of produce and seasonal plant materials outdoors

	5. Retail sales activities 6. Central dry cleaning plants or laundries 7. Railroad transfer, classification and storage yards 8. Tool, die, gauge and machine shops 9. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies 10. Municipal uses 11. Motion picture, television, radio and photographic production facilities 12. Outdoor space for parking of licensed rental motor vehicles 13. Accessory buildings, structures and uses customarily incident to any of the above permitted uses	9. Restaurant in the character of a fast food carryout, drive-in, fast food drive-through, or fast food sit-down
Minimum Lot Size	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements
Minimum Lot Width	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements
Building Height	40 feet	30 feet
Building Setbacks	Front: 75 feet Side: 10 feet Rear: 20 feet	Front: 30 feet Side: 15 feet Rear: 20 feet

INFRASTRUCTURE

Engineering

The Staff Engineer has reviewed the rezoning request and expressed no concerns regarding sanitary sewer capacity and available water capacity. The impacts of B-3 land use on the utilities in this area are expected to be less than utility demands if developed under I-1 uses.

Traffic

City Traffic consultants reviewed the Rezoning Traffic Impact Study provided by the applicant and indicated that the maximum amount of additional traffic that would be generated by the site is not expected to degrade the existing roadway network levels of service below acceptable limits. Traffic supports the rezoning request. Traffic also noted that additional trip generation estimates should be performed at the time of site plan in order to better assess the expected traffic impacts due to the lack of data points available in the ITE Trip Generation Manual, 10th edition. See the traffic review letter for additional information.

NATURAL FEATURES

There is a significant area of regulated wetland noted on the City's wetland map. The applicants have performed a wetland survey of the property and have concluded that there are no wetlands or watercourses located within the 0.68 acre portion of the site, which has been confirmed by the City's wetland consultant.

As this is not a PRO (Planned Rezoning Overlay) rezoning, the applicant is not bound to develop a specific plan after rezoning has been approved. Staff is unable to determine the extent of impact on the 25-foot natural features setback associated with the stormwater basin just east of the area to be rezoned. More thorough review will be performed at the time site plan submittal and necessary permits will have to be obtained. The applicant is encouraged to propose minimum or no impacts to the buffer areas.



RECOMMENDATION

Omitted for Committee Review

NEXT STEP: MASTER PLANNING AND ZONING COMMITTEE

This Rezoning request is scheduled to go before the **Planning Commission's Master Planning and Zoning Committee** on **January 23, 2019** for consideration. This committee considers requests that do not conform with the recommended land use categories of the Master Plan. **Please provide the initial plans submitted in a PDF format.**

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

Lindsay Bell – Planner

ENGINEERING REVIEW

MEMORANDUM



TO: LINDSAY BELL, PLANNER
FROM: KATE RICHARDSON, PLAN REVIEW ENGINEER
SUBJECT: SQUEAKY SHINE CAR WASH - REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES
DATE: JANUARY 3, 2019

The Engineering Division has reviewed a rezoning request for the 0.68 acres located north of 8 Mile Road and east of Novi Road. The applicant is requesting to rezone 0.68 acres of a 3.40 acre parcel, 22-35-101-036 from the existing zoning of Light Industrial (I-1) to General Business (B-3). The Master Plan for Land Use indicates a future land use of Industrial Research Development Technology for this location.

Utility Demands

A residential equivalency unit (REU) equates to the utility demand from one single family home. If the area were developed under the current zoning, demand on the utilities for the site would be 5.0 REUs per acre for Factory. The applicant intends to propose an expansion to the existing car wash, including vacuum stations, increased space for stacking at the existing wash, and additional parking. This would have an approximate utility demand of 1.8 REUs per acre.

Water System

The site is located within the Lower Water Pressure District. Water service is currently available from an eight-inch water main that runs parallel to Novi Road. The proposed rezoning would have minimal impact on available capacity, pressure and flows in the City's water distribution system.

Sanitary Sewer

The site is located within the Interceptor Sewer District. Sanitary service is available by connection to an existing eight-inch sanitary sewer that runs parallel to Novi Road. The proposed rezoning is not anticipated to have an apparent impact on the capacity of the downstream sanitary sewer within the City's infrastructure.

Summary

The requested rezoning will result in utility demands that are approximately equal to or less than the utility demand if the property were to be developed under the current zoning. Therefore, the rezoning is expected to have negligible impact on utility demands.

cc: Ben Croy, P.E.; Water & Sewer Senior Manager
Barb McBeth, AICP; City Planner
George Melistas; Engineering Senior Manager
Darcy Rechten, P.E.; Construction Engineer

TRAFFIC REVIEW



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JZ19-50 Squeaky Shine Rezoning Traffic Impact
Study Review

From:
AECOM

Date:
January 7, 2019

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

CC:
Sri Komaragiri, Lindsay Bell, George Melistas, Darcy
Rechtien, Hannah Smith

Memo

Subject: Squeaky Shine Rezoning Traffic Impact Study (RTIS) Review

The rezoning traffic impact study was reviewed to the level of detail provided and AECOM **recommends approval** for the RTIS based on the information that was provided with the submittal.

GENERAL COMMENTS

1. The applicant consulted Tetra Tech to perform a rezoning traffic impact study for the proposed expansion of the Squeaky Shine Car Wash site located on the east side of Novi Road between Eight Mile and Nine Mile Roads.
2. Novi Road at the location of the site is under the jurisdiction of the Road Commission for Oakland County (RCOC) and experiences an average traffic volume of 13,200 vehicles per day.
3. The site is currently zoned I-1, Light Industrial, and the applicant is requesting a B-3 general business.

TRIP GENERATION

1. The study examines the trip generation under both existing and proposed zoning classifications.
2. The City of Novi Zoning Ordinance allows office buildings, sales and service activities, publicly owned and operated parks, parkway and outdoor recreational facilities, public or private health and fitness facilities, medical offices including laboratories and clinics under I-1 zoning. Retail businesses, professional services, medical offices including laboratories, fueling stations, car sales, car washes, microbreweries, public or private health and fitness facilities and clubs, publically owned and operated parks, parkways, and outdoor recreational facilities, and other similar uses are allowed under B-3 zoning.
3. The estimated maximum number of trips was calculated for existing zoning (I-1) using one land use:
 - a. Medical Office (7,175 SF)
 - b. Atwell LLC provided estimated building sizes based on the site size, setback, and parking requirements.
4. Based on the assumed building sizes, the maximum number of trips that would result under I-1 zoning are:
 - a. 188 daily trips (medical office)
 - b. 21 AM peak-hour trips (Medical Office)
 - c. 26 PM peak-hour trips (Medical Office)
5. The estimated maximum number of trips was calculated for proposed zoning (B-3) using two land uses:

- a. Medical Office (7,525 SF)
 - b. Fast-Food Restaurant with a Drive-Through Window (4,250 SF)
 - c. Atwell LLC provided estimated building sizes based on the site size, setback, and parking requirements.
6. Based on the assumed building sizes, the maximum number of trips that would result under B-3 zoning are:
- a. 202 daily trips (Medical Office)
 - b. 22 AM peak-hour trips (Medical Office)
 - c. 28 PM peak-hour trips (Medical Office)
 - d. 2,002 daily trips (Fast-Food Restaurant with a Drive-Through Window)
 - e. 22 AM peak-hour trips (Fast-Food Restaurant with a Drive-Through Window)
 - f. 28 PM peak-hour trips (Fast-Food Restaurant with a Drive-Through Window)
7. The estimated number of trips produced by the proposed Squeaky Shine expansion are:
- a. n/a daily trips
 - b. n/a AM peak-hour trips
 - c. 75 PM peak-hour trips
 - d. The preparer used the ITE Trip Generation, 10th edition to calculate existing/proposed car wash trips. This is not advised by the ITE Trip Generation Handbook, 3rd edition, due to the lack of study sites for the Car Wash facility type. The Handbook instead recommends local data collection, which, due to the nature of the proposed rezoning to accommodate an expansion rather than a new development, should not prove to be too difficult. *The preparer should update the RTIS to be present more accurate data.*

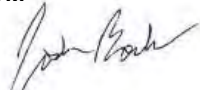
CONCLUSIONS AND RECOMMENDATIONS

1. As indicated in the RTIS, the proposed rezoning from I-1 to B-3 would not be expected to significantly increase the number of expected trips during the peak periods.
2. The proposed Squeaky Shine Car Wash expansion land use would be expected to generate fewer trips than what *could* be built under the existing I-1 zoning as well as fewer trips than is allowable under B-3 zoning. However, the applicant should consider collecting their own trip generation counts for a similar car wash on a roadway with comparable traffic levels, due to the lack of data points in the ITE Trip Generation Manual, 10th edition.

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

Sincerely,

AECOM



Josh A. Bocks, AICP, MBA
Senior Transportation Planner/Project Manager



Patricia A. Thompson, EIT
Traffic Engineer

MASTER PLANNING & ZONING COMMITTEE MINUTES
AUGUST 22, 2018



MASTER PLAN AND ZONING COMMITTEE
City of Novi Planning Commission
August 22, 2018 at 6:00 p.m.
Novi Civic Center – Mayor’s Conference Room
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475
DRAFT MINUTES

CALL TO ORDER

The meeting was called to order at 6:01 p.m.

1. Roll Call

Present: Member Anthony, Member Avdoulos, Chair Pehrson
Not Present: None

Staff Present: Barb McBeth, Sri Komaragiri, Tom Schultz, Hannah Smith

2. Approval of Agenda

Motion to approve by Member Avdoulos, seconded by Member Anthony.

3. Audience Participation and Correspondence

There was no audience participation or correspondence.

4. Discussion Items

A. Rezoning Request from I-1 (Light Industrial) to I-2 (General Industrial) with Planned Rezoning Overlay (PRO)

Review and provide comments on the rezoning request for a 7.61-acre property South of Grand River Avenue and east of Taft Road (Section 15)

Planner Komaragiri explained that the applicant, Keford Collision & Towing is seeking to rezone the property from I-1 Light Industrial to I-2 General Industrial, which is not supported by the Master Plan. Uses would include their auto body collision shop in the large building (already existing on the site), an accessory use of car rental requiring minimal space, a related but not yet determined use in the smaller building (already existing on site), and an enclosed yard for storage of towed vehicles in the rear yard.

Planner Komaragiri indicated that there were no major comments from staff and consultant reviews of the PRO Concept Plan, other than Planning. Most deviations are relative to Landscaping on the site. Staff had a pre-application meeting with the applicant in June 2018, where the applicant was proposing asphalt millings in the tow yard as a form of alternative paving material. With this submittal of the PRO Concept Plan, that has been eliminated. The plan also includes a face lift to the façade of the front building.

Chair Pehrson asked if there are changes proposed to the photometrics of the site?

City Planner McBeth said the back part of the site is currently not paved, so the applicant would be adding lights in the back.

David Landry, with Landry, Mazzeo & Dembinski PC and representing Keford Towing, said one of the goals of the Master Plan is to maintain current businesses. Keford has been in the City of Novi for years and are losing their lease at their Grand River space. The City has a contract with Keford Towing and has for many years and it is required that they have a main spot. In terms of screening, nothing can be seen in the rear from Grand River. To the west and east is industrial and to the south, it is zoned residential but is owned by the City and is used for detention. This is not a major zoning change, just from I-1 to I-2 and they are proposing to use a PRO Agreement so that this is the only I-2 use that can be done here. They don't need the office so will leave the building, and plan to do a small car rental operation. The building in the back has very high electrical power to it, so a small tool and die shop would be a perfect use for that building, as it is not needed by Keford Collision & Towing.

Chair Pehrson asked the square footage that the business has now compared to what it would be with this site?

Tom Herrington, with Keford Collision & Towing, said they currently have 16,000 square feet. With this site, they would have 23,500 square feet.

Mr. Landry said the building on this site is currently jammed with machinery that will all be cleaned up and there are no volatiles in the ground. They did find arsenic and chromium in the soil at the level of DEQ residential standards.

Member Anthony said those can be broken down to be below standards.

Chair Pehrson said it is a great space and he sees no issue with modifying the zoning because it's not a big jump from I-1 to I-2. Keford Towing is a valued business in the City. He asked for them to explain more about the car rental operation.

Mr. Herrington said they don't do it currently, but it would be a possibility with this site. They haven't marketed it yet but it would be the perfect spot for it. It would only require ten cars that are new cars that agencies have. Operations like this are usually run with two or three people in the office, so it would not have a big impact on traffic or the space that they need. It would be a natural fit.

Chair Pehrson asked if they will leave the rear building vacant for the time being? He asked City Attorney Schultz how unlisted uses are written in PRO Agreements?

City Attorney Schultz said it depends on how much the applicant is willing to limit the use. It may require that they have to come back and amend the PRO. The applicant has to agree to the list of allowed uses.

Chair Pehrson said he appreciates that the applicant is coming to the Committee with openness to amending the PRO. The view here is positive and he doesn't think the Planning Commission will have issues with the intent of this project. He suggested that the applicant work with the Planning Staff as much as possible to limit and mitigate deviations. He said he pictures this as being a lot better looking than what is there now.

Member Anthony said he agrees on a lot of this. It's not a big change from the current zoning. In terms of the car rental, compared to the operation of the towing company that is a subtle use. In terms of the screening to the south with the residential there, when it's green it will be a good barrier but in the winter, it becomes more open and

the sound will travel. He agrees with staff that there needs to be some level of screening there, and they will see that across the Planning Commission.

Mr. Herrington said on the storage itself, they have proposed to put screening on the fence itself.

Mr. Landry said and that is a security thing, so that nothing can be seen through the chain link.

Chair Pehrson recommended working with the staff.

Member Avdoulos said he agrees. There will probably be residents that come out to the public hearing and there will be concern. He said he likes that the building itself will be enhanced, as it is consistent with improvements that the Commission is always seeking on Grand River. They have a good architect that he is sure will work in harmony with Staff. They would like to keep good, solid businesses within the City limits. He thanked the applicant for doing what they are doing.

Chair Pehrson asked if they have standard hours of operation right now?

Mr. Herrington said their general hours are 7:30am-6pm. Towing is 24 hours a day, but those are the office hours.

Chair Pehrson asked so there are trucks coming in in the middle of the night?

Mr. Herrington said after midnight, there are usually only about two or three calls per night.

Member Avdoulos said the PRO really helps with these decisions, the Committee and Commission don't like spot zoning so it's helpful to have the PRO where things can be written in to accommodate requests. It provides a lot of comfort in making decisions.

City Planner McBeth said on the noise issue, landscaping or a berm might help. With the body shop, are the doors kept close while work is being done?

Mr. Herrington said it varies, but generally they are closed.

Member Anthony said the outbuilding may bring in other uses, so the noise might be something that they'd want to consider there, too. For example, if it were a tool and die shop.

Mr. Landry said they are not wedded to tool and die, it might just be a natural fit. They could also use it for themselves.

Member Anthony said I think this will be a better location for the business than the existing one.

Mr. Herrington agreed. It will be easier for the business to function there.

Member Avdoulos said it is also a bonus to get those types of businesses off of busy intersections.

Chair Pehrson asked if notices were sent to the neighbors?

City Planner McBeth said Staff suggests that the applicant meet with the neighbors to notify them. They might have suggestions that would help with the required conditions portion of the Ordinance.

Chair Pehrson asked City Attorney Schultz about issues on the legal side?

City Attorney Schultz said he hasn't heard a lot about legal conditions.

Mr. Landry said they have a placeholder PRO Agreement. They are offering to limit it to this single I-2 use and will call out potential uses for the back building. If this I-2 use were to ever cease, it would float back to the I-1 zoning.

Member Avdoulos asked about the timeline of needing the rezoning?

Planner Komaragiri said staff can get them on the September 26 Planning Commission meeting.

Mr. Landry said they just need approval of the rezoning by October 30.

Planner Komaragiri said to confirm, tool and die falls within I-1. In terms of parking, if they were to lease it to office space, the parking count would need to be higher.

City Planner McBeth said if the project does go rezoning to Planning Commission on September 26, the signs need to be installed soon.

Planner Komaragiri said they need to be installed fifteen days prior to the public hearing at the meeting.

Planner Komaragiri said everything else is pretty minor. The only thing is that Fire would need access to the back lot.

Chair Pehrson said and it must allow trucks to get in past the gate after hours.

Mr. Herrington said yes, they have talked to the Fire Department about that.

B. Approval of June 27, 2018 Master Plan and Zoning Committee meeting minutes
Motion to approve made by Member Avdoulos, seconded by Member Anthony.

5. Adjourn

Motion to adjourn made by Member Avdoulos, seconded by Member Anthony.
Meeting adjourned at 6:30 p.m.