



## MEMORANDUM

**TO:** PETE AUGER, CITY MANAGER  
**FROM:** BARBARA MCBETH, AICP, CITY PLANNER  
**SUBJECT:** PAVILION SHORE VILLAGE WORKSHOP  
**DATE:** SEPTEMBER 6, 2018

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On Thursday, August 21, the City's Planning staff and consultants hosted a workshop at Pavilion Shore Park to discuss with community members the vision identified in the 2016 Master Plan for Land Use for the study area at Old Novi Road and Thirteen Mile Road, referred to as Pavilion Shore Village. More than 50 residents attended and signed in at the workshop that evening. Additional community members, either invited or otherwise enjoying the park on the nice summer evening, also provided comments, but did not provide contact information.

The attached report includes most of the comments that were received that evening, or those comments received as emails. Staff notes that many comments from the community extended to issues or concerns beyond or outside of the study area, and were not directly related the requested comments regarding the desirable land uses, character and intensity of the uses within the study area. All of the comments were included in the summary as additional information for City Staff, the Planning Commission and Council to consider.

As staff presented at the workshop, the area includes the property that is under consideration by Robertson Brothers for a residential development on both sides of Novi Road, as well as additional properties to the south, north and northeast of that proposal. Regardless of whether the Robertson Brothers plan is ultimately approved by the City Council as a part of the rezoning with PRO Concept Plan submittal, the workshop revealed residents thoughts regarding that plan, and what may be considered as improvements within the entire study area.

The attached workshop summary will be shared with the Planning Commission at the meeting on September 12, and will be posted shortly on the City's webpage for residents with an interest in the outcome of the workshop. Staff and consultants will be preparing Zoning Ordinance language for the Pavilion Shore Village area, that will be presented to the Planning Commission at a public hearing, and then forwarded to the City Council for consideration and possible adoption.

The other Master Plan study area under review, the City West area, continues to receive interest from members of the development community. Staff and the City's consultant will be scheduling interviews with property owners in the City West area in the next few weeks.

# PAVILION SHORE VILLAGE AREA

## PUBLIC WORKSHOP SUMMARY

AUGUST 23, 2018

### PROJECT BACKGROUND

In July, 2017, the City of Novi Planning Commission adopted the 2016 Master Plan. The Master Plan included visions for key redevelopment areas in the City of Novi, including the Pavilion Shore Village, a relatively small focus area along Old Novi Road and Thirteen Mile Road, located just south of Walled Lake. The subject area is currently zoned R-4 One-Family Residential and B-3 General Business that generally allows for single-family residential and for smaller scale commercial uses.

The 2016 Master Plan indicates the following about Pavilion Shore Village: "With the adjacency of the park and Walled Lake, this land use designation directs growth toward active adults with moderate density housing concentrations that are walkable and have a range of services. Development should face the park, where possible, to enhance the visibility and competitiveness of the commercial uses and desirability of the residential dwellings. Two to three story buildings of high quality design and materials are envisioned. Seasonal and year-round outdoor restaurant-entertainment is appropriate."

In order to implement this vision, a Zoning Ordinance text amendment is needed to establish standards that define proposed uses and development standards for the Pavilion Shore Village. In July, 2018, the City of Novi hired a Planning Consultant, MKSK, to assist with studying this area further, engaging the community, and crafting Zoning Ordinance language to implement the vision and goals of the City of Novi and the surrounding community.

### PURPOSE OF THE MEETING

An open public workshop was held on August 23, 2018 at Pavilion Shore Park with the beautiful backdrop of Walled Lake. Fifty-seven people attended the meeting to learn more about the project and voice their concerns and ideas about appropriate residential and commercial uses for Pavilion Shore Village, as well as important design considerations (i.e. streetscaping, landscaping, location of buildings and parking on site, etc.). The input received from the workshop will help determine the priorities of the surrounding community that will then be used to craft the Zoning Ordinance text amendment for Pavilion Shore Village. This text amendment will prescribe standards for future development in the area that considers the existing character of the neighborhood, while also determining what types of improvements are appropriate.



Pavilion Shore Village Site Map



Residents gathered on August 23, 2018 to discuss Pavilion Shore Village



MKSK

# PAVILION SHORE VILLAGE AREA

## PUBLIC WORKSHOP SUMMARY

AUGUST 23, 2018



Participants mapping out their ideas

### MEETING AGENDA

As residents and stakeholders arrived at the meeting, they were informed about the purpose of the project and shown the general site area. Aerial maps of the site and surrounding neighborhood were laid out and residents were encouraged to write down where they saw potential opportunities for redevelopment and noted areas of concern. Each person was given 8 dot stickers to vote on the various interactive design boards, which included topics related to types of housing, types of commercial uses, types of streetscaping/landscaping elements, and types of building and site design elements.



Residents learning about Pavilion Shore Village



57 people attended the Public Workshop

### DESIGN BOARDS AND VOTING

Participants were given dot stickers to vote on the various interactive design boards. Top priorities across all of the categories included:

- Participants overwhelmingly wanted to see single-family detached housing in their neighborhood designed in a cottage-court type style with front porches.
- There is a strong desire to see a specialty food and beverage store (such as an ice cream parlor or sandwich shop) in this area as well as another restaurant and/or bar.
- Residents indicated they want to see plenty of trees, landscaping, and sidewalks installed to improve the overall look and feel of the neighborhood.
- Site elements that were listed as top priorities include outdoor seating for food and entertainment as well as consistent business signage in the area.



One of the boards where dot stickers were placed by participants to vote for use and design priorities in the neighborhood

# PAVILION SHORE VILLAGE AREA

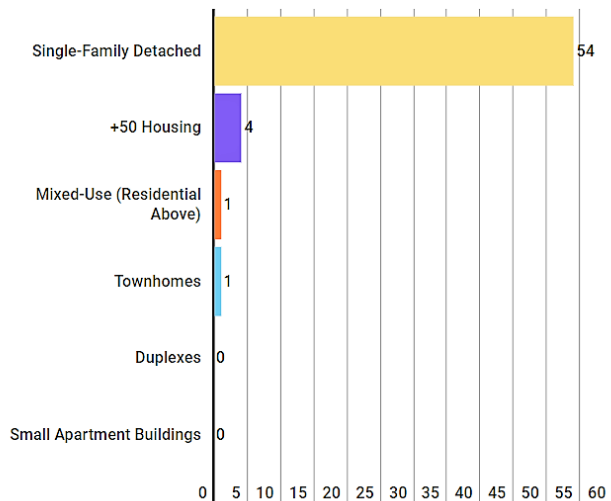
## PUBLIC WORKSHOP SUMMARY

AUGUST 23, 2018

### DESIGN BOARDS AND VOTING

Below is a summary of the voting results for each interactive design board:

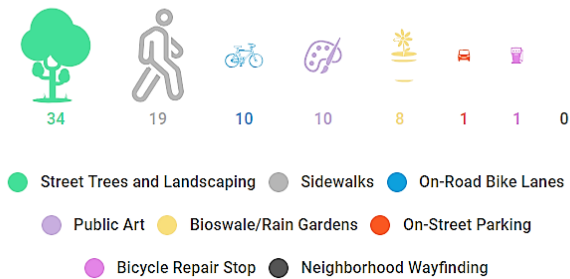
#### Types of Residential Uses Envisioned



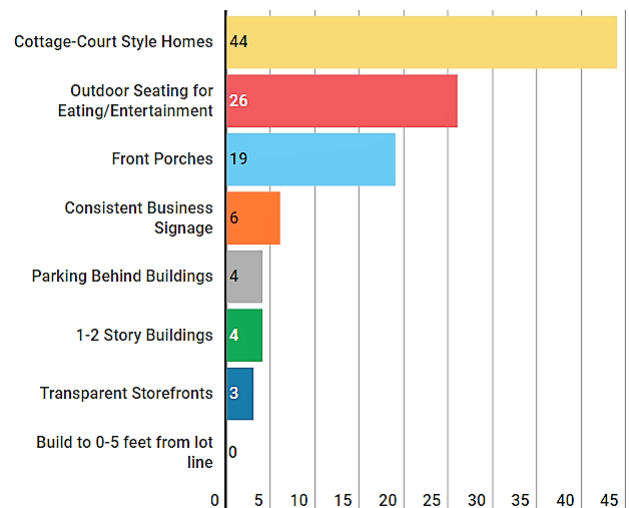
#### Types of Commercial Uses Envisioned



#### Types of Building and Site Design Elements Envisioned



#### Elements Envisioned



### OTHER COMMENTS FROM THE DESIGN BOARDS

- Put residential above park-oriented storefronts (mixed-use)
- "Over 50 years-old" residential community
- As a benefit to City, add playscape (tot lot) like Sears at 12 Oaks Mall to the Pavilion Shore Park
- Add a Splash Pad to Pavilion Shore Park
- "You Auto Know" sign re: Indian history on Walled Lake

# PAVILION SHORE VILLAGE AREA

## PUBLIC WORKSHOP SUMMARY

AUGUST 23, 2018

### MAPPED AND GENERAL COMMENTS

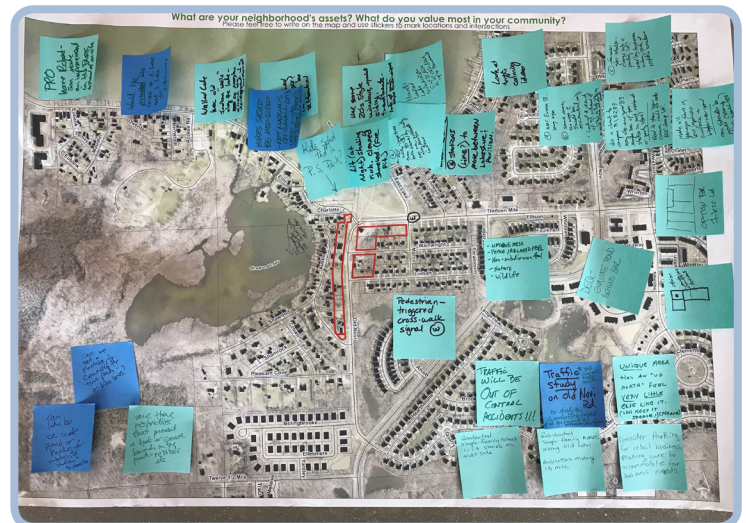
The collection of comments made on the maps and on the comments cards was evaluated and summarized into several different categories:

#### *Pavilion Shore Park Improvements*

- Have Robertson make an improvement in the park instead of on-site
- Need splash pad in Pavilion Shore Park
- Light the park at night and consider making the lake into a skating rink in the winter. Create a fire pit along the water.
- Can lake be ice skate pond or hockey for winter by shoreline?
- Can we get a pathway to connect the two parks or bike lanes?
- Are there restrictions that prevent a kayak or canoe launch in the park that includes rentals?
- Need access into Walled Lake
- Build an island and put in a concert shell on Walled Lake (music from the 20's-60's)
- Reorient the park sign at Pavilion Shore Park from East Lake Drive closer to the intersection of 13 mile and Old Novi. Also install Wifi in the Pavilion.

#### *Parking*

- The former gas station on the corner of Old Novi and 13 mile – could this be changed into a parking lot that could be used by businesses during the day and by the park in the evenings? Make a public parking lot.
- Consider parking for retail businesses and making sure to accommodate for business needs
- Not enough parking at the local bar. Support on-street parking along the east side of Old Novi Road (not the west side).
- Opportunity for a small public parking lot along 13 Mile Road and Martin.



One of the maps from the meeting where residents wrote down their ideas and concerns

#### *Traffic*

- A traffic study should absolutely be preformed. The road should be widened.
- How will any resident get from South Lake Dr. into Novi?
- We need to keep all of this traffic off our roads . We have strangers walking and driving 3 feet from the house and some drivers are too fast.
- Need a traffic study for Old Novi and 13 mile – can these roads accommodate new development in addition to other new developments coming in?
- Traffic will be out of control/accidents
- Traffic study on Old Novi Road (get current traffic counts) to study the cumulative impact of all the recent and proposed developments
- Look at traffic calming ideas

# PAVILION SHORE VILLAGE AREA

## PUBLIC WORKSHOP SUMMARY

AUGUST 23, 2018

### *Residential*

- Would like to see the city stick to the 10,000 sq ft lot size. The drainage in this area is not very good as it is. We don't need to cover anymore than is necessary. This seems to be more about money than anything else, not about the area or the people.
- Single-family homes that are one to two-story would be keeping in the right direction. Staying proportionate to the lot size for each home is important. Making improvements to our city should make it more pleasing to the eye. Overdeveloping would be an eyesore to our community.
- Maintain single-family dwellings at no more than 1 story and in the cottage style.
- 4 houses on a lot is too many. Make it the same as the rest of the neighborhood.
- Residential single-family homes that are 1 to 1.5 stories on the west side of Old Novi Rd
- Residential single-family homes along Old Novi with businesses along 13 mile
- Option for one less lot for proposed residential development.
- Show how community could fit into 100 foot deep lots.
- Make all garages front in, less impervious surface and bigger rear yards.
- Why detached garages? Can they be attached?
- Houses should be medium-sized and not mansions on small lots. Need 2-car off-street parking for each house.
- Parcels along Austin an Old Novi (next to old gas station) are owned by same property owner. The western portion along Austin should remain residential.

### *Business Opportunities*

- Put residential above community storefronts. Have businesses complement the park (ice cream, bike store, deli)
- Not sure about small businesses on Old Novi. The people in the homes near them may not mind if they are appropriate (no more drug stores).
- Re-mediate the old Mobile gas station site for redevelopment
- Redevelop the northwest side of Old Novi Road into small businesses that serve walking type communities with shared parking behind the buildings.

### *Pedestrian and Bicycle Access*

- Would like protected bike lanes on E. Lake and S. Lake or sidewalks
- The two lots owned by the City of Novi off of Wainwright and 13 mile are said to be used for a new walkway. There are a couple of larger trees on site and the walkway is very close to an existing, occupied house. Install new sidewalk along Martin instead.
- Electric bike stations (lime?) to move between Lakeshore and Pavilion.
- Could sidewalks be moved closer to Novi Road (proposed housing development)?
- Pedestrian triggered crosswalk signal at East Lake and 13 mile intersection

# PAVILION SHORE VILLAGE AREA

## PUBLIC WORKSHOP SUMMARY

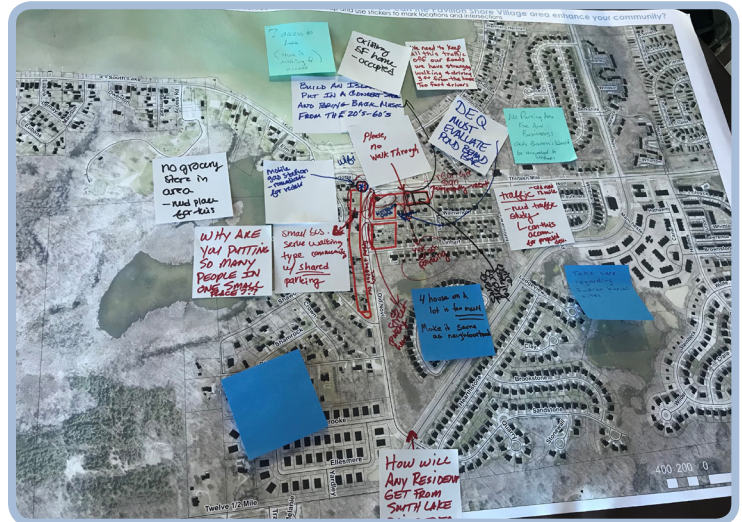
AUGUST 23, 2018

### Other Comments

- Walled Lake had old Indian “walls” along the lake. Maybe accent the development with a low stone wall.
- The fact that your planning commission has no hand outs to show the proposed development is poor planning and questionable.
- Seek to complement current neighborhood and park setting. Do not change, but seamlessly increase affordable housing and residential and business uses.
- Use 1920’s windows and vinyl siding. Replicate the stone work of Walled Lake.
- Take care regarding Indian burial sites. Will e-mail City Planning information.
- MDEQ to evaluate the pond behind the bar
- Why are you putting so many people into one small place?
- No grocery store in the immediate area – need a place for this
- Look at density of street
- Do a chart to compare B-1, B-2, B-3. Many sites are zoned B-3 – perhaps because of gas station in the past, restaurant, or party store.

### NEXT STEPS

The City of Novi and MKSK will use the feedback from the meeting to inform and create a Zoning Ordinance text amendment that will ultimately go before City Planning Commission for a Public Hearing for review and recommendation to City Council. Revisions to the Zoning Ordinance text amendment will be made as needed based on input received from City Planning Commission and the community. The City Council will consider the proposed text amendment for adoption.



One of the maps from the meeting where residents wrote down their ideas and concerns



A large turnout of participants for the Pavilion Shore Village Workshop

Pavilion Shore Village Area  
August 23, 2018 Public Workshop  
Supplemental Public Comments and Information



As pertains to the northern portion of Pavilion Shore Village.

1. The empty lots west of Martin, south of 13 mile, need to remain individual houses. Maybe Robertson would buy those two lots and build 2 more houses facing the Park. They are not good lots for businesses; -they are too shallow to allow for business parking and are too close to the homeowners behind them. The house to the west is the Historical Tollikin house. There are still drainage issues that affected the surrounding neighbors that were caused when the current owner removed all the trees on the two lots. Maybe Robertson can buy those and build two houses there at the same time as their other development.
2. The 20 foot wide lot owned by the city that is directly west of the Tollikin house on 13 mile road, should be vacated by the city and sold to the current owner of the Tollikin house. (The Tollikin house was the original house owned by the Tollikin Family that owned and operated the Amusement Park and Dance Hall on Walled Lake – Where Pavilion Shore Park is now). That particular lot is within 6 inches of the Tollikin house bedroom window. It should never become a path between Wainwright and 13 Mile. There are cross walks at Martin and 13 Mile, and at 13 Mile and Old Novi Road. Putting another access path from Wainwright to 13 will just tempt kids to cut across 13 mile as a short cut to the Park. The city only owns this because of non payment of taxes by a previous owner and it went to Oakland County who sold it to the city for the amount of the due taxes.
3. The 40 foot wide lot owned by the city that is north of Wainwright and south of the 20 foot wide lot off 13 Mile should also be vacated and split between the two neighbors on either side. (See request number 2- city got this the same way). Both of these lots could be paying taxes to the city rather than just sitting there useless. There is no reason for the city to own them any longer. The Park has been developed and the subdivisions houses aren't going away.
4. The northbound on street parking on Old Novi Road will benefit the Lakeview Bar and Grill, which has no where to expand it's parking area. However, there is no good way to turn around and go back in the direction you came from.
5. Someone please figure out what would have to be done to the old Mobile Gas Station on the corner of Old Novi Rd and South Lake Drive. There has to be a better and more useful use for that corner than just a dilapidated storage building. Neighbors would love to be able to walk to an Ice Cream Parlour/Coffee Shop/Sandwich Shop/Bakery etc, etc, etc. So would the Park goers and the Dog Walkers. Not too many types of businesses could survive at the junction of three 25MPH roads, but with the Park next door, some like this might have a chance.
6. The B-3area between the Vet Select and the Gas Station has the same issues regarding location, but again could keep a mom and pop business needing short term parking, in business.

7. Signage at the Park. The city has been hanging event signing between the two poles facing 13 Mile Road and west of East Lake Drive. What a lousy location!!!! The signs face only one direction and face the two empty lots across 13 mile. No way can you read what is on them when in a moving vehicle driving by. These poles need to be “in” the Park, on the north end of Old Novi Road, and placed far enough back that they can be read by east bound, west bound and north bound traffic. You have to stop at the Stop Sign anyway. And they need to be two sided so that people “IN” the park on the water side, can read them too. Pet Novi Peeve – trying to figure out the price of gas when driving by a corner gas station with Novi’s screwy signage ordinances—There are FOUR sides to an intersection! You can’t read a 45 degree sign from all four directions!!! Nor can you easily read a “parallel” sign from a moving vehicle.

As pertains to Robertson Development:

1. Leave the west side of Old Novi Road Sidewalk closer to Old Novi Road (the way it is to the south). Those trees between the current sidewalk and the road will just die of road salt just like all the trees along the road on South Lake Drive and down Novi Road do every year and have to be replaced. By bringing the sidewalk closer to the road (which is only a 25 MPH road to start with), the west side houses could also be brought another 7 foot east, closer to the property line, and thus allow for larger back yards and more privacy between new homes and the existing back neighbors.
2. Eliminate the separate sidewalk from the front door to the front sidewalk. Make all front door sidewalks turn to the driveway. Less cement covering the front yards and less wintertime shoveling to get out the front door and go to the mailbox. Front yards look and are larger and greener. This is not a down town. We want to see grass, it is good for runoff. Guest cars will park in the driveways in front anyway and cross the grass to get to the front door. Besides, who wants to shovel a separate sidewalk when you have to shove the driveway anyway.
3. The 4' high white privacy fences along the west side of the Old Novi Road Houses, look silly. Don't tell me it's done because the houses are close to the road – Just drive down East Lake Drive—those are houses that are close to the road. It LOOKS like a lakeshore community.
4. Why are there still group mailboxes showing on the plans for the Linhardt and Wainright streets? All those homes on those streets have mail boxes at the front of their individual homes.
5. How about alternating reverse house plans on the west side of Old Novi Road so that there are two driveways next to each other (including 1 double mailbox post) and so that there are always two garages next to each other (making the back yards look larger)
6. All garages on the west side of Old Novi Road should face Old Novi Road, ---just like all the Wainright and Linhart ones face their streets. It's a waste to put in extra cement for a turnaround and end up eliminating back yard space. Headlights should shine into a garage, not into the back yard of the house behind you. Besides, where do you shovel your snow if you are pinned between two fences and a building? Don't you want to be able to see if your garage door is open from a spot inside the house rather than having to go outside to look? Security issue. Even better, make the garages 20x24 so you have room for some "lake" toys or bikes.
7. Explain the notation under "Typical Old Novi Rd Frontage Detail" that says: Fence and Landscape located in the R.O.W. and maintained by HOA      What HOA?????
8. Can we ask if developer can stick to only home plans that provide a first floor master bedroom/bath –this would help Novi fill in the missing empty nester housing that people are asking for. Perfect location for a walking community. That 1<sup>st</sup> floor master could be used as a

den, man cave, or someplace where aging relatives that visit don't have to do stairs. Robertson has the Lafayette, the Lakewood (my favorite for this area), the Richmond, and the Concord—all models with 1<sup>st</sup> floor master bedroom/bath. What a marketing opportunity if done right.

9. Maybe Robertson should also buy the two empty lots on the southeast corner of Old Novi Road and Linhart and build two more houses.
10. Can a house even be built on the dedicated right of way of a drainage easement? See north side of house number 11 where the street was vacated by the city.
11. Per the Planning and Zoning Meeting of June 27<sup>th</sup>, 2018: ***Erma Street on the north side of the proposed development west of Old Novi Road was previously vacated. However, the City Council motion from June 5, 2000 shows that the City reserved an easement over the entire width of the vacated area, so this area is not buildable. The applicant should take this into account when revising their plan.*** This makes House #11 non-buildable since it reduces a 51 foot wide lot down to a narrow 26 foot lot. One solution would be to eliminate that house and divide the extra footage among the other 10 homes in various widths in order to allow for a wider diversity of home styles. Eliminating two houses on the west side of Old Novi Road, would make the remaining lots wider and also allow for more house styles, including ones with front attached garages. This is a new development, you DON'T have to follow the old platted property lines, show some imagination and stagger the widths.

To: Barb Macbeth – Novi City Planner

Re: Pavilion Shore Village Area – Public Workshop 08- 23-18

Comments and Recommendations:

1. Please remove the parcels east of Old Novi Road on 13 Mile Road from the Pavilion Shore Village Area map that are currently zoned R4. These are parcels 22-11-101-003, -004, -005, -013, and -014. (See attached map for area being described). These parcels have always been zoned R4 and should remain R4. The city future land use map should reinstate these parcels to R4. These parcels are part of the 97 year old Howell's Walled Lake Subdivision and have a row of houses behind them on Wainwright, a row of houses to the east, and the park to the north. The homeowners on Wainwright and on Thirteen Mile road moved into a residential area of single family homes and expect only three additional single family homes to be built on the currently described lots. (The area consists of a lot with a house on it, a 20 foot lot belonging to the city, and three lots suitable for building three houses.) The expectation has been that three new houses similar to those built on 13 Mile Road east of Martin Road will be built here. A change from R4 zoning to something else will adversely impact the quality of life for homeowners on Wainwright and along 13 Mile Road.

2. The Pavilion Shore Village Area should be redefined as the area bounded by the Roberston Brothers Lakeview proposal containing only single family detached homes (JSP 18- 016 as updated on 8-7-2018.)

3. The area Currently zoned B3 on the west side of Old Novi Road and north of the Vet Select can stay as B3 or be developed as single family detached homes similar to the Pavilion Shore Village Area proposal JSP 18-016 as updated on 8-17-2018. The B3 district should not be expanded. The community has a preference for single family residential development, but respects the existing B3 zoning at the intersection of South Lake Drive and Old Novi Roads.

4. Three Story Townhouses should not be allowed in the Pavilion Shore Village Area. These require an RM2 zoning per Novi ordinance. The intent of RM2 zoning per Novi ordinance explicitly states this is not appropriate for a residential area like this one.

5. The master plan suggested a **maximum Net Density of 7.3 single family homes per acre**. This is dense for this area. Novi R4 zoning allows 3.3 homes per acre. The current residential subdivision has a 5.0 net density per acre and the average home is 1443 square feet in size. Many of the neighboring homes are Tri-Levels, one story, or one and a half story detached houses. The vision of the master plan was for SMALLER cottage style homes. Unfortunately, the proposed redevelopment has larger homes in the 1850 to 2450 square foot size on smaller lots than are typically found in this area. The proposed houses will also have basements. Sump-pumps are known to run endlessly in some areas: drainage and retention pond size will need to be looked at very closely by the city and the developer. Between the small lots, the large house sizes, the detached garages, the lengthy driveways, the sidewalks, the elevation changes, and the basement sump-pumps, there is a good chance the water drainage and retention requirements for a typical sub-division are inadequate.

6. Detached garages **should be no less than six feet** from the property line of existing residential properties per Novi Ordinance. The latest proposal shows garages along the west side of Old Novi Road with only a five foot rear yard setback. The Austin residents with backyards adjacent to the proposed development expect at least six feet to new garages or sheds. Five foot garage to property line setbacks can be allowed for the parcels between Linhart and Wainwright as these will be new homeowners.

7. The eleven homes on the west side of Old Novi Road appear excessive. The strip of land is about 1.3 acres. Under current R4 zoning only 4 homes would be allowed. At a density of 7.3 homes per acre, only 9 homes are allowed. The additional homes will adversely impact the quality of life for homeowners living on Austin Drive.

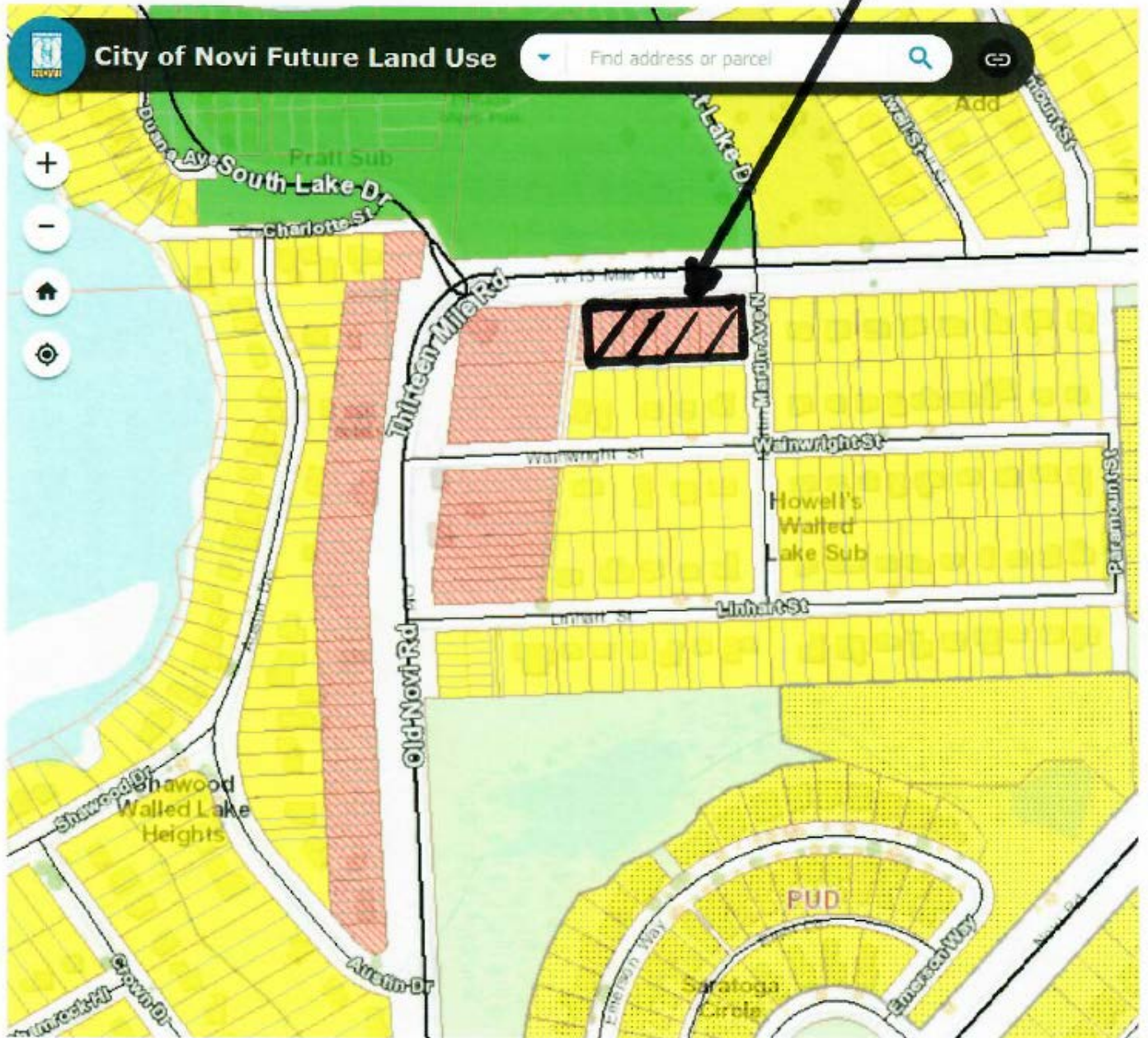
Thank you,

Michel Duchesneau

1191 South Lake Road

Novi, MI 48377

Area to be removed from Pavilion Shore Village Area and returned to R4.



MICHIGAN DEPARTMENT OF STATE

RICHARD H. AUSTIN

SECRETARY OF STATE



LANSING

MICHIGAN 48918

BUREAU OF HISTORY

ADMINISTRATION, PUBLICATIONS  
ARCHAEOLOGY AND HISTORIC  
PRESERVATION  
208 N. Capitol Avenue  
517-373-0510

STATE ARCHIVES  
3405 N. Logan Street  
517-335-9165

MICHIGAN HISTORICAL MUSEUM  
208 N. Capitol Avenue  
517-373-3559

*Rec'd on  
2-20-88  
AP*

February 12, 1988

Mr. Jay W. Eldridge  
4051 E. Commerce Road  
Milford, MI 48042

RE: ER-88048  
The Landing, Sections  
2 and 3, TIN, R8E, City of Novi,  
Oakland County

Dear Mr. Eldridge:

The great amount of interest surrounding this project has led several people to contact the Bureau of History for its comments. As we have no formal review capacity in this case because no federal funding, licensing or permitting is involved, please consider these comments advisory.

There appears to be little doubt that a Historic period Indian cemetery was located on or very near to the property proposed for your project. In 1877, Samuel W. Durant reported in his History of Oakland County, Michigan that

"Their burying ground, all traces of which are extinct, was located just south of (Cornelius) Austin's original residence, and the old veteran relates how their chief contracted to give him a pish-co-pe-sha (horse) in consideration of his erecting a post-and-rail fence around this sacred place. The chief failed to produce the horse, and the fence was never built."(p.160)

The phrase "original residence" suggests that Austin originally lived closer to the lake than his later residence at Novi and Thirteen Mile.

Whether or not the cemetery described by Durant is the same one mentioned by Louise Parks Dunn Downing in a taped interview in 1975 is not the most important point. There may be one cemetery or two separate cemeteries or a large, scattered cemetery. The bulk of the evidence appears to indicate that the area around the common corner of Sections 2, 3, 10 and 11 was an important focus of Historic period Indian settlement and burial activities.

It is our recommendation that an archaeological survey be conducted of your project area. However, if you do not choose to perform preconstruction survey and testing, we would recommend that archaeological monitoring be done during construction. As the developer, you do have an obligation under law to report any human remains disinterred during construction to the local police and public health authorities. Reporting remains is not optional. It may become necessary to secure disinterment permits if human remains are found. The specific procedure required will depend on the requirements of the local public health authority.





MICHIGAN DEPARTMENT OF STATE

RICHARD H. AUSTIN

SECRETARY OF STATE



LANSING

MICHIGAN 48918

BUREAU OF HISTORY

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MICHIGAN HISTORICAL MUSEUM  
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517-373-3559

*Rec'd on  
2-20-88  
AP*

February 12, 1988

Mr. Jay W. Eldridge  
4051 E. Commerce Road  
Milford, MI 48042

RE: ER-88048  
The Landing, Sections  
2 and 3, TIN, R8E, City of Novi,  
Oakland County

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election, when the old gentleman had the pleasure of supporting the present incumbent of the white house.—*Bill Poster, Pontiac, April 18, 1888.*

## CORNELIUS AUSTIN.

Cornelius Austin, of Novi township, Oakland county, was born April 13, 1791, in Squankum, New Jersey, where he resided with his parents until 1806, when the family removed to Lyons, Wayne county, New York. He was an iron worker by trade, until the war of 1812, when he shouldered a musket and went into the strife, but returned on a furlough the following fall and married Clara Barton. After the conclusion of hostilities he returned to Lyons, having received an honorable discharge from his country's service, where he resided until 1818, when he removed to Rising Sun, Ind., and settled on a farm where he remained eleven years. In the spring of 1829, he removed to Michigan, bringing with him a large herd of cattle, a yoke of oxen and a horse team, it taking twenty-seven days to accomplish the journey, settling in what is now the township of Commerce, and the village of Walled Lake, where he remained about one year, then removing to what is now the township of Novi, settling on a farm of 160 acres, where he lived until his death. His wife, a most worthy woman, neighbor and mother, preceded him to the spirit land some fifteen years ago. Out of a family of fourteen children, but four survive him. At the time he settled in what is now Novi, there were but three white families living in that township. He was always an honest, industrious man. On the dissolution of the old whig party he became a democrat. He was for many years a pensioner, and at the time of his death was the last surviving soldier of the war of 1812 in Oakland county. He died at his home in Novi, April 14, 1888. It will be seen he was 97 years and 1 day old at the time of his death.

## REV. STILLMAN T. GROW.

Rev. Stillman T. Grow, the oldest of the large Elisha Grow family, died at his home in Goodrich, Genesee county, April 25, aged 82 years. He was one of two Baptist ministers in this somewhat remarkable family.

Rev. Stillman T. Grow was born at Pomfret, Windom county, Conn., April 15, 1807.

When about five years old he came with his parents to Homer, Cortland county, N. Y., where at the age of twelve years he became a christian and joined the Baptist church of Homer. In 1828 he married Miss Derinda Graham, the ceremony being solemnized by the Rev. Alfred Bennett, under whose labors he was converted and by whom he was baptized. In 1832, with his wife, he came to Cortland N. Y., and soon after was elected deacon

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be explored further.

Dr. John Halsey, the State Archeologist, discussed the issue with the *Chronicle* as well as representatives of the historical society. He indicated that his authority in the matter depends on whether or not federal funds are involved in any stage of the

must be taken if any Indian remains are found. "It is a law that the discovery of any human remains under any circumstances must be reported to the police," he explained. The county coroner must also be advised. "Such Indian bones would have to be removed and re-interred in a suitable location,

implements Halsey and Indians were known to with their dead.

The historical society Halsey a copy of the oral history tape and is to investigate the matte

## Indian Burial Ground: The Ex-Walled Lake Amusement Park

by H. G. Champe

Ironic as it seems, for nearly sixty years an Indian Burial Ground located at Walled Lake, Michigan has been ignored and defiled. In the course of those years, because of an Amusement Park having been built over it, literally millions of carefree carousers have thronged over this hallowed spot which comprises no more space than perhaps an acre cornpatch. It faces the southeastern portion of the lake and now that the trappings of the former Amusement Park are completely erased it is not difficult to look with new eyes upon this site.

A great many red sunsets have come and gone since the Indians interred their dead there. Detroit was marshlands awaiting the settlers and around Walled Lake the wild fastness of the wilderness crept right to its shoreline and its rampant, tangled growth was uninterrupted except perhaps where some twisting, winding Indian paths interwove themselves into it.

By the time Detroit had become a Fortsite, the Indians had been many

moons and suns hereabouts. As they laid away their loved ones in this site that viewed the lake, not in their wildest dreams could they imagine what the tumbling years ahead would bring to that spot.

Walled Lake was to become in the twenties "The Playground of Detroit" and do you know what? The actual "Playground" was the Burial Ground that the newcomers had fenced in for their frolics! Unguessable is the number of wing-tipped shoes; the parked autos; the multiple roller-coaster screams-in-the-night; the great fleecy clouds of cotton candy in total; the lovers or love-nots who stumbled through the "House of Mirrors". All we can now say is that it was as if the devil himself had conspired to make a mockery of that little piece of land, that little hallowed ground in the most compound, complex way he knew possible. And he did.

Going by that site today, however, it appears that the hand of man, bent yet upon another desecration, the glitter of gold blinding them, has, by the dismantling of the Park, shown the passersby the sanctuary it really is.

Time blurs into stands the site, the simple Indians buried their simple as that. It should No sugar-coating can essentials of this: An another time buried the We must not, in go continue to ignore this. crane of many years instead, upon that site.

## Traffic L

continued from page

many years. Although Police Department has enforcement of speed attempted to keep traffic residential streets, continued to complain Council about the he providing an alternate daily traffic flow, the ci the problem in that ar

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ninety (90) days or both in the discretion of the court. The punishment provided in this Section shall be in addition to that of having the office declared vacant as provided in Section 5.4.

**Section 15.12. Use of City property.**

Property owned by the City as of November 24, 1999, shall not be used for the development of a golf course and/or banquet facility. Property acquired by the City after November 24, 1999, shall be used for such purposes only after voter approval at a general city election.  
(Amended 11-2-99)

**CHAPTER 16. CITY LIBRARY**

**Section 16.1. Establishment and maintenance.**

The Council shall have power by ordinance to establish and maintain a public library and read-

131  
1872

# Township I North **NOVI** Range VII East

Scale 1/34 inches to the mile





**Cornelius Austin, War of 1812 veteran, was the third white settler in Walled Lake.**



# The Walled Lake Chronicle

Your Community Newspaper

35¢

Vol. 3 No. 22

Walled Lake, Michigan

Tuesday, January 26, 1988

## Indian Burial Ground Under Proposed Marina? Oral History Identifies Novi Site as Burial Ground

The opposition to the development of the hotel-restaurant-marina on the Novi end of Walled Lake may have found an ancient ally. Information has recently come to light which pinpoints the site at 13 Mile and Novi Roads as an Indian burial ground.

The effort to uncover data substantiating the existence of such an Indian burial ground was sparked by an essay written by a long-time Walled Lake resident, Harry Champe. Several weeks ago, he mentioned in an article in the *Chronicle* that the former Walled Lake Amusement Park and the Walled Lake Casino were thought to be built on top of an Indian burial ground.

An assessment of several oral history tapes has since provided information indicating that early settlers knew the spot as a place where the local Indians buried their dead.

In 1975, the Commerce Township Area Historical Society did an oral history tape of Louise Parks Dunn Downing. Mrs. Downing was born on July 20, 1899 on Fourteen Mile Road in a log house located on a 100 acre farm. Her great-grandfather, Cornelius Austin, once owned the property on

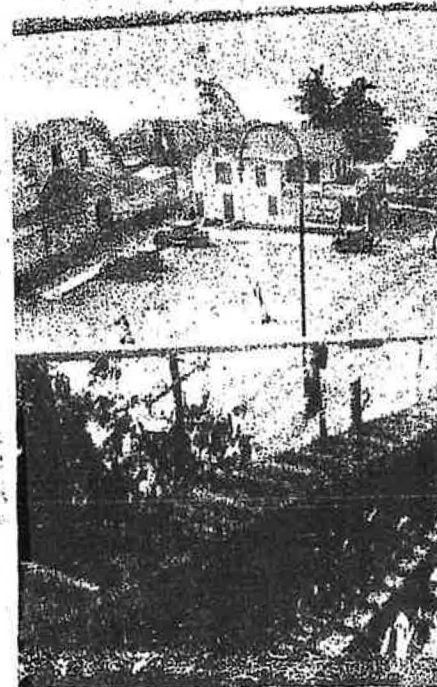


Oral history accounts tell of finding bones when this roller coaster was erected at the Walled Lake Amusement Park in 1929.

which the Walled Lake Amusement Park was built in 1929.

In one portion of the oral history tape, Mrs. Downing recalled stories about the Indians in the early days of Walled Lake.

"Right in this home where



Grandad Austin built right there where the park used to be, Indians would come in my great-grandfather's home by the fire-place . . . and roll their blankets and lay down -- of course they wore leather moccasins even in those days -- and they would slip up early in

the morning and get out and you'd never hear them."

When asked if there were any special places in the area where the Indians buried their dead, she replied without hesitation: "Why, yes, the big Indian burial ground was where the Park you know, was. And just think of it -- old Grandad Austin's hog rooted up a little Indian papoose and the Indian lady came a crying, and just think about such an awful thing. I don't know what my great-grandfather did."

She affirmed that the Indian burial ground was located where the Walled Lake Amusement Park was built. She told about her father and his cousin digging up some of the graves to find artefacts.

"Yes, my Dad told this. It was a terrible thing. He and his cousin would dig in the graves and steal -- and they (the Indians) buried everything with them -- their bows and arrows, they was copper tails those days -- and Dad and his cousin, Mote Abby, would dig in their graves and steal their bows and arrows. Dad used to say 'If my folks

(Continued on page 9)

# Burial Ground

(continued from pg. 1)

would a known it we'd got killed."

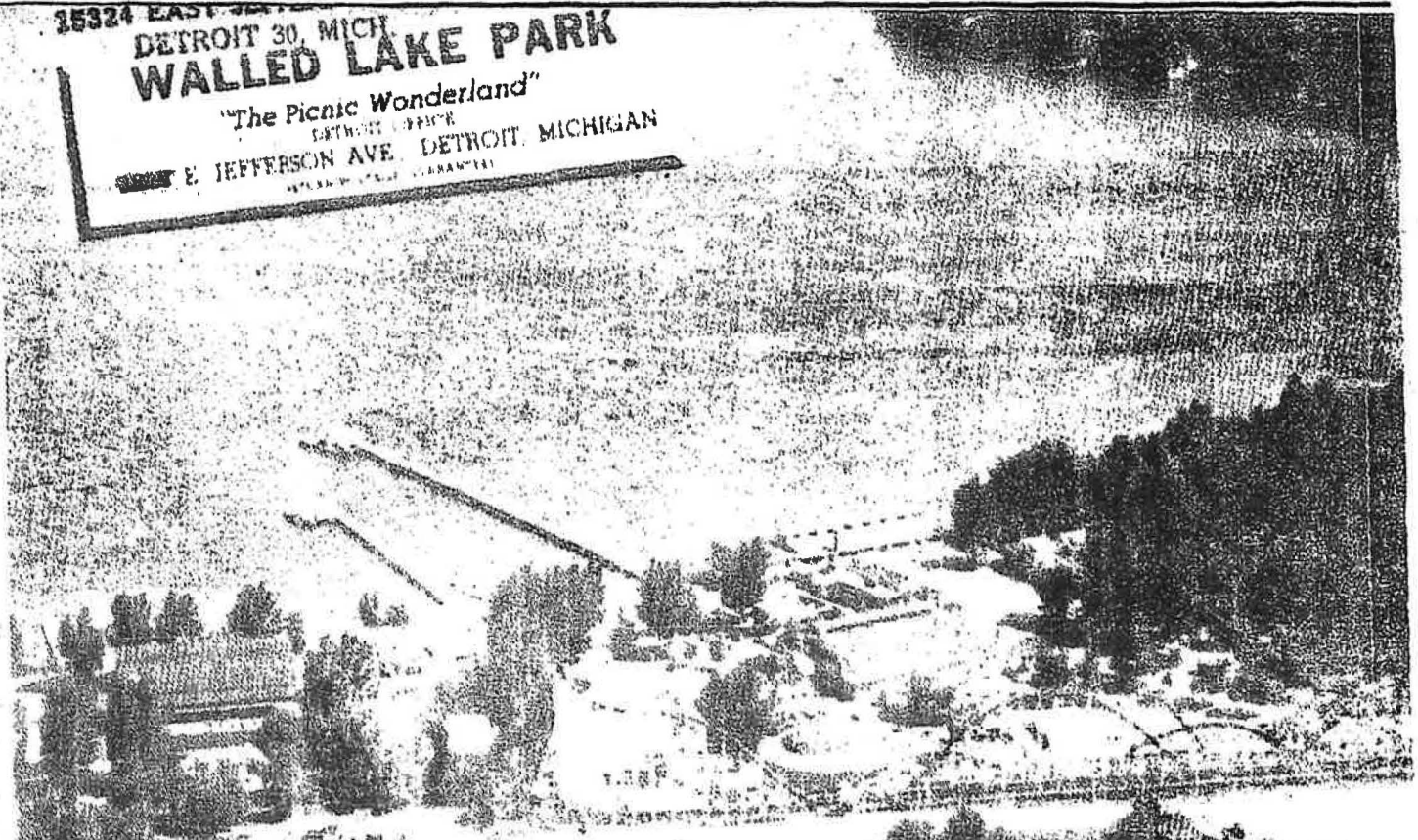
Later in the tape, Mrs. Downing states that bones were found when the Amusement Park was being built. A number of posts were erected when the huge roller coaster was constructed at the park. "You know my first husband worked when that Park was built -- I shouldn't tell this yarn but I'm a going to -- and you know digging, digging posts they run on to bones . . . it was right where the park was originally, yes, it was an Indian burial ground."

The Commerce Township Area Historical Society is attempting to locate additional information from oral history tapes and from other sources to further substantiate the existence of an Indian burial ground on the site of the old Walled Lake Amusement Park and future site of "The Landing", the name of the proposed development.

At the time the amusement park and casino were built, there was little or no excavation of the site.

The evidence uncovered so far, as well as related factors, will not, by themselves, stop the newest development. According to Andrew Darling, a research assistant with the University of Michigan Museum of Anthropology, the site may merit archeological assessment. The University of Michigan serves as a storehouse of site information and does test excavation of designated sites. The descriptions of the burial ground mentioned in the transcript of the oral history tape are authentic and should be explored further.

Dr. John Halsey, the State Archeologist, discussed the issue with the *Chronicle* as well as representatives of the historical society. He indicated that his authority in the matter depends on whether or not federal funds are involved in any stage of the



The Walled Lake Amusement Park attracted thousands of visitors during the period from 1929 to 1969 when the park was finally closed. Several local groups are investigating the possibility that an old Indian burial ground lies beneath the park site.

development project. According to Halsey, an important aspect to consider is whether or not there are still Indian bones at the site. The construction done when the Amusement Park was built and the more recent work done on the redesign of East Walled Lake Drive, Novi Road and Thirteen Mile Road, may have desecrated the Indian graves.

Halsey stressed that certain steps must be taken if any Indian remains are found. "It is a law that the discovery of any human remains under any circumstances must be reported to the police," he explained. The county coroner must also be advised. "Such Indian bones would have to be removed and re-interred in a suitable location,

preferably another Indian burial ground," Halsey added.

There are several active Indian cemeteries in the State, but only traditional Indians can be buried there. Unfortunately, there are no well-developed, systematic procedures to follow in such cases.

When examining a site which may be a burial site, archeologists would look for artefacts such as beads, jewelry, broaches, axes and other implements Halsey explained. The Indians were known to bury such items with their dead.

The historical society has sent Dr. Halsey a copy of the transcript of the oral history tape and is requesting him to investigate the matter more fully.

Local residents are working through the historical society and a number of state and local organizations to obtain more information about procedures and designation as an Indian burial site.

One reason the groups and individuals are so interested in the discovery of an Indian burial ground at the location of the proposed lakefront development is their belief that such a major development in that area will result in the destruction of the wildlife and of the lake itself. The proposed complex will include a hotel, several restaurants, shops and a marina with both public and private slips. There has even been the suggestion of a ferry service between The Landing and Key Largo, at the other end of the lake.



Both take a look at  
this House

4-24-16

Dear Mr. Iman

Mark

I am sending you some information  
regarding the original owner of  
your house at 2205 Novi Rd. Novi.  
I think you should leave the  
original part of the house as  
original as possible. It will be  
more valuable as a historic landmark.  
I'd give you a deal on a paint job.  
Also I'd like permission to go around  
the house with a metal detector &  
donate what I find to the Novi  
~~Library~~ Library.

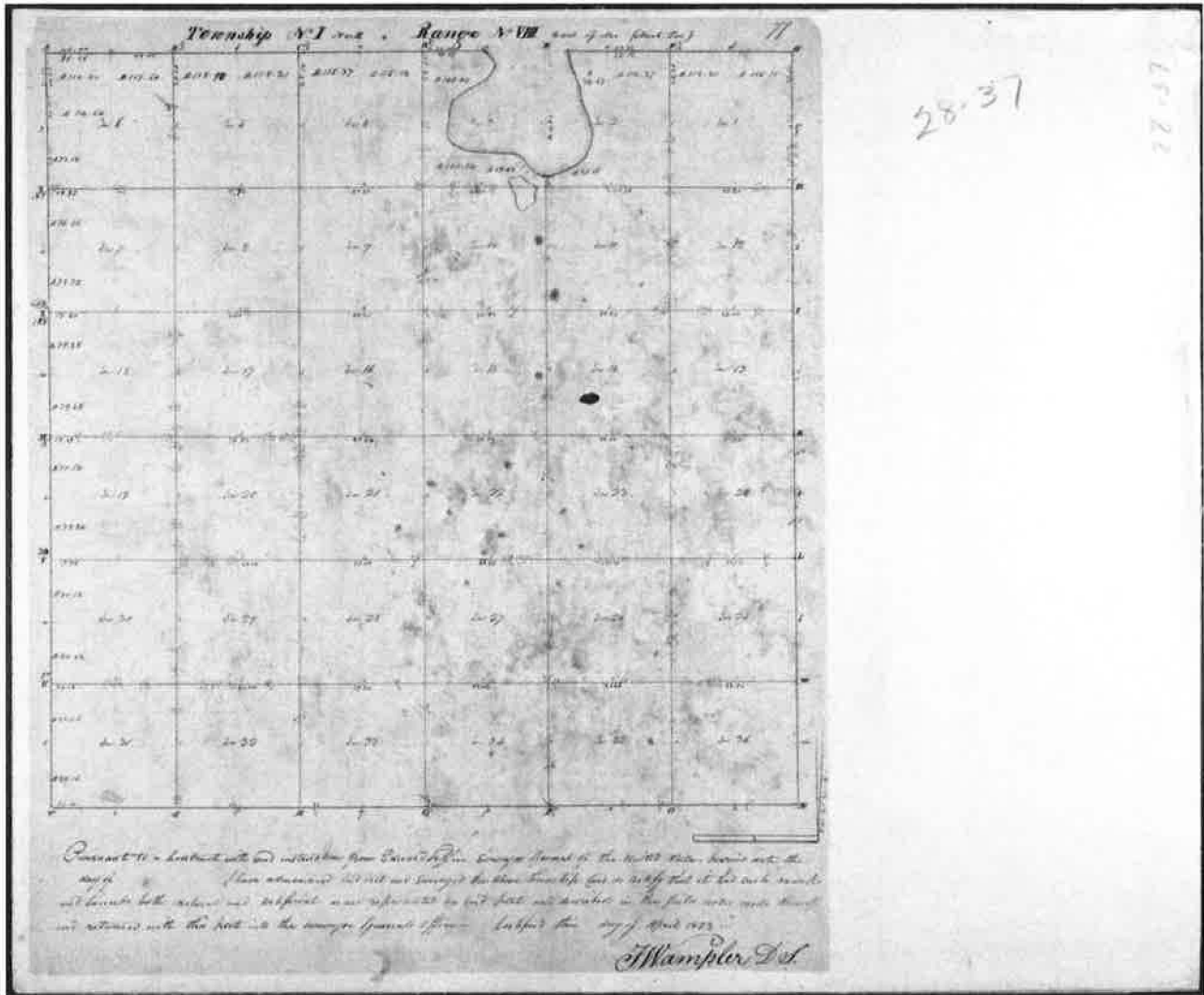
I grew up near  
your house.

248-935-8990  
cell

Let Me Know

Regards

Mark Adams





## Seeking Michigan

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    - Getting Started in Genealogy
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Print this item: **01N 08E - Survey Map of Novi Township, Oakland County**

**From:** McBeth, Barb  
**To:** [Ann Marie Kerby](#)  
**Cc:** [Bell, Lindsay](#)  
**Subject:** FW: RE Pavilion Shores Village  
**Date:** Tuesday, September 4, 2018 5:06:33 PM

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Ann Marie,  
Some additional comments following the Pavilion Shore Workshop.  
Thanks,  
Barb

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**From:** McBeth, Barb  
**Sent:** Tuesday, September 4, 2018 5:06 PM  
**To:** 'gezack@aol.com'  
**Subject:** RE: RE Pavilion Shores Village

Thank you for your comments, Gary. I will share them with our consultants who are assisting us with the report on the workshop and the possible ordinance language for the Pavilion Shore Village area.

Have a good evening!  
Barb

**From:** gezack@aol.com [mailto:gezack@aol.com]  
**Sent:** Thursday, August 30, 2018 9:46 PM  
**To:** McBeth, Barb  
**Subject:** RE Pavillion Shores Village

Ms. McBeth,

Just touching base to give additional feedback on the August 23 meeting regarding Pavilion Shores Village.

First and foremost in my mind is to do anything we can to reduce the volume of traffic on the residential roads in this area. This includes South Lake Drive, East Lake Drive, 13 Mile and Old Novi Road. To me, this means not doing anything that will increase this traffic. The commuter traffic on these roads is becoming unbearable with a steady flow making it hard to get into or out of your driveway or cross the road during the rush hours, which now encompass much of the day. It is also very dangerous for pedestrians and cyclists, or residents crossing to lakefront property or mowing the grass. There is a significant number of vehicles speeding and running/rolling through the stop signs. Some more traffic enforcement would be greatly appreciated.

That said, I do not support converting the residential areas on 13 Mile east of Lakeview Bar and Grill to commercial. There is already enough commercial property in this area and we do not need any more. The lots in question have residential behind them to the south and residential next to them to the east. When these people purchased their properties (i.e. the people on Wainwright and on 13 Mile Rd. east of Pavilion Shores Village) they assumed it would continue to be residential behind and next to them, so it should remain that way. I would like to see the primary focus of Pavilion Shores Village be single family residential that is similar in height and style to the existing homes in the area. No three story townhomes -- this is not Royal Oak or Main Street Novi. The homes should be varied in design and cottage-like to blend in with the wonderful old Shawood Lake neighborhood.

Also the plan should respect the existing and thriving commercial in the area. If the City is looking for areas to improve on the North end, lets start with focusing on reducing the traffic. Following that, lets take care of the eyesores like the old gas station at the corner of 13 Mile, South Lake Drive and Old Novi Rd. I

have lived here for 27 years and that property has been an eyesore for the whole time. I cannot believe we do not have ordinances that can deal with that. If the issue is mitigating the pollution issue at this site the City should buy the property and take care of that issue. Then it could then be used as additional parking for the park or perhaps an ice cream and coffee shop. Anything would be better than an abandoned gas station that doesn't get maintained. I would also like to City do its part to maintain its infrastructure. For example the curbing on the island on South Lake Drive at 13 Mile has been broken up for years now. It doesn't leave a very good impression of the City and would take little effort and money to fix. Another area that will need attention soon is the facility where we met at Pavilion Shores Park. The stained wood beams that hold up this structure are already looking ragged on the bottom from sun fading. They need to be re-stained or we will be replacing this building 15 years from now because it looks shabby due to poor maintenance.

Sincerely,

Gary Zack  
359 South Lake Drive  
Novi MI 48377-1950