



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

August 22, 2018 7:00 PM

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

CALL TO ORDER

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

ROLL CALL

Present: Member Anthony, Member Avdoulos, Member Greco, Member Lynch, Member Maday, Chair Pehrson

Absent: None

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Darcy Rechten, Staff Engineer; Rick Meader, Landscape Architect; Thomas Schultz, City Attorney; Beth Saarela, City Attorney; Peter Hill, Environmental Consultant; Maureen Peters, Traffic Consultant; Doug Necci, Façade Consultant

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Avdoulos.

VOICE VOTE TO APPROVE THE AUGUST 22, 2018 AGENDA MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

Motion to approve the August 22, 2018 Planning Commission Agenda. Motion carried 6-0.

AUDIENCE PARTICIPATION

Pamela Gerald, P.O. Box 155 Southfield MI 48037-0155, said I usually give my telephone number – it's 248-346-0439. I just wanted to say that I am in support of the Adell Center project, which is number two on your agenda for the rezoning. And the reason why I am in support of it is that I think that the development is basically what I am going to call a visionary development. It appears as if Mr. Adell or Orville Properties have obviously come out, canvassed the area, thought about the growth and all of the new development that is happening in the City of Novi. I think it's going to be unique for those people that are so high tech that they would purchase a car with a coin, stick the coin in the machine and the car comes down. I don't know if I would do that, but for those people that are adventurous like that, that would be something nice.

I only have two concerns, and not really bad concerns. I just want to know what the restaurants would be like and if we could give a suggestion; back in the day, we had

restaurants in southeastern Michigan like the Excalibur owned by Pat Archer, you had The Lark owned by Patrick Lark, you had The Bijou in the City of Southfield. So I'm just hoping that the choice of restaurants would be for upscale restaurants, different than what we are already saturated with in a lot of the surrounding cities. I just think that it's a beautiful development. You can never have too many hotels around the already established Expo Center that is currently there.

Ms. Gerald said it seems like he's covered all the bases with your Engineering Department, with your Landscape Department, the wetlands, the woodlands, the traffic. I didn't have an opportunity to read the traffic study so I'm going to be curious to see if you think that will be a problem. But I'm just totally in support of it and hopefully he'll go around to some of the other cities in the Southeastern Michigan district and do some of the same type of development. But I'm definitely in support of it. Thank you.

Michel Duchesneau, 1191 South Lake Drive, said I too would like to speak about the Adell proposal. The proposed zoning change from Expo Center to something else is appropriate. The addition of two hotels would probably work in this location, although one of them exceeds our height requirement, as do three other buildings which is unusual for a site to have so many tall buildings. Two restaurants could survive if the traffic backups along Novi Road don't become an issue. A Bob Evans, a Big Boy, The Melting Pot, did not survive in this location, so hopefully we fare better this time. But the additional restaurant choices are always welcome in Novi.

My main concern with the development is the added traffic to Novi Road. The applicant is eager to build and has requested a waiver to completing a traffic study while Novi is doing an area wide study. In recent years, we have not seen a more traffic-intense development than this one. It is very close to the freeway exits and entrances and may cause similar backups to when our mall first opened. The supporting roads were not available and it is possible the ring road won't be completed for ten years, and then Novi will be blamed as it was when Sandstone was being built. The City has recently approved hundreds of apartments at Novi Road and Flint Street. Emerson Park on Novi Road near Ten Mile Road will add significant traffic. Woodbridge at Novi Road and Nine Mile, more traffic. The Suburban Showplace Expansion on Grand River will funnel quite a bit of additional traffic onto Novi Road. And then we have Manchester with its hundreds of apartments on Novi Road and Thirteen Mile, which is nearing completion and will soon be available. And Bolingbrooke on Novi Road and Twelve and a half Mile.

Mr. Duchesneau we also have Pavilion Shore Village, which will soon be before you. So just want to make sure the developer is aware of the situation and the environment he is entering into as he goes forward. The only entrance or exit from the development is Novi Road, and I think that should be a concern. Villa D'Este set the bar very, very high as far as developing something under a PRO. I don't see the benefits that even Villa D'Este offered under their PRO, so I would like to just say that everyone consider, it is going to be a good development, but I think it's being pushed a little bit too quickly and everybody has to understand the implications.

Dorothy Duchesneau, 125 Henning, said 30-second refresher course. Pavilion Shore Village: a designated eight acre area near the shore of Walled Lake that was specifically targeted by the City in the 2016 City Master Plan. It is located at and south of the intersections of Old Novi Road, Thirteen Mile and South Lake Drive. Lakeview PRO: the southern portion of