



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
April 24, 2024 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney

Absent Excused: Member Verma

Staff: Barb McBeth, City Planner; Tom Schultz, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Humna Anjum, Plan Review Engineer; Adam Yako, Plan Review Engineer; Jason DeMoss, Wetland/Woodland Consultant

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the April 24, 2024 Planning Commission Agenda.

VOICE VOTE ON MOTION TO APPROVE THE APRIL 24, 2024 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 6-0.*

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public audience participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

CITY PLANNER REPORT

There was no City Planner report.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JSP18-76 SCENIC PINES

Approval of the request of Singh Development LLC for a one-year extension of the Final Site Plan (3rd request). The subject property is located south of South Lake Drive and east of West Park Drive in the R-4, One-Family Residential Zoning District and Section 3 of the City. The site plan proposes a 25-unit residential site condominium utilizing the One-Family Cluster Option. Final Site Plan approval was granted May 20, 2020, the first one-year extension was granted April 27, 2022

and the second extension was granted April 19, 2023.

Motion to approve the final one year extension for JSP18-76 Scenic Pines made by Member Avdoulos and seconded by Member Lynch.

In the matter of JSP18-76 Scenic Pines, motion to approve a one-year extension of the Final Site Plan approval.

ROLL CALL VOTE ON MOTION TO APPROVE THE ONE YEAR EXTENSION FOR JSP18-76 SCENIC PINES MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

PUBLIC HEARINGS

1. JZ24-02 JAX KAR WASH PRO PLAN WITH REZONING 18.744

Public hearing at the request of Jax Kar Wash for initial submittal and eligibility discussion for a Zoning Map Amendment from Regional Center (RC) to General Business (B-3) with a Planned Rezoning Overlay. The subject site is approximately 1.8-acres of the larger 64-acre parcel containing the Fountain Walk commercial center and is located east of Cabaret Drive, south of Twelve Mile Road (Section 15). The applicant is proposing to develop an enclosed car wash tunnel building with exterior vacuum spaces, which is not a permitted use in the RC District.

Senior Planner Lindsay Bell stated the applicant is proposing to rezone a 1.8-acre portion of the larger Fountain Walk at Twelve Mile Crossing commercial center utilizing the Planned Rezoning Overlay option. The vacant site is located south of Twelve Mile Road, to the east of Cabaret Drive. The Liberty Park residential development is to the north, along with a bank. The Vibe Credit Union headquarters is to the west. On the east and south are parking lots for Fountain Walk.

The current zoning of the property is RC Regional Center. The adjacent parcels on the west are OST Office Service Technology. The Liberty Park area is zoned Residential Acreage but developed under a consent judgment as townhouses, with OS-1 Office Service zoning to the northeast.

The Future Land Use Map identifies this property as Regional Commercial with the rest of Fountain Walk. To the west is planned Office, Research, Development and Technology, and the north side of Twelve Mile is Multiple Family Residential, and northeast is Community Office.

There are no regulated natural features on the site, as it was cleared back when Fountain Walk was developed in the early 2000s.

The applicant is proposing to utilize the Planned Rezoning Overlay to rezone to B-3 General Business in order to develop a tunnel car wash, which is not permitted in the current RC district. The initial PRO plan shows a one-story 6,200 square foot building, with outdoor vacuum stations that are typically associated with this type of car wash. Access to the site would be from the existing Fountain Walk driveway off Cabaret Drive, so no new curb cuts are proposed for either public road frontage.

In their narrative, the applicant describes some of the reasons this site has remained vacant in the 20+ years since Fountain Walk was developed, including being limited by lease agreements to not allow a use that would compete with existing tenants of the center. The RC district also requires 100-foot building setbacks, which limits the developable area for a corner site, especially if it is to be split off from the larger parcel. There are also 55-foot and 60-foot-wide gas line easements that run north-south along both sides of the property. An image displayed depicted the gas easements shown in yellow, and the approximate building area with 100-foot setbacks shown as green hatched areas.

The request to rezone includes the condition to limit the use of the property to a car wash, which would prevent it from being redeveloped into another B-3 use such as a gas station or auto dealership, or any other possible use, unless the agreement is amended. Additional conditions proposed include limitations on building height, exceeding the building setbacks of the B-3 District, and approximately doubling the minimum requirement for brick material on the elevations.

Staff and consultants have identified some issues with the proposed rezoning and PRO Plan. One of the biggest questions with the proposal is whether this would be considered spot zoning, since no like or similar B-3 uses are in proximity. There was also not an obvious benefit to the public proposed as required with a PRO. The applicant's response letter indicates they are proposing to donate funds to the Novi Library in order to refurbish and rebuild the teen area. Planning staff does not believe that this is an appropriate public benefit. The proposed payment is unrelated to the project, or the effects of the project, and would not fall within any of the contemplated descriptions of a benefit as stated in the PRO ordinance. The City has previously declined other offers of this kind in connection with zoning approvals.

Engineering notes there is capacity for the water and sewer demands for the proposed use in the public utilities, and stormwater detention is to be treated on-site before being discharged into the existing storm water system.

The proposed parking lot landscaping is deficient, potentially due to the gas easements. Other deviations include the lack of a loading zone and an overhead door facing a public road. The proposed parcel split will also likely cause variances to be required for the parking and building setbacks on the remaining larger Fountain Walk parcel, which may not be able to be incorporated into the PRO agreement, which may require ZBA approval.

The Façade review notes that the building will require Section 9 façade waivers for an overage of fiber cement horizontal siding and an overage of asphalt shingles on all facades. These waivers are supported as they are minor in nature and do not adversely affect the overall aesthetic quality. The amount of brick proposed significantly exceeds the required amount.

Tonight, the Planning Commission is asked to hold the public hearing, and to offer feedback on whether the project meets the requirements of eligibility for Planned Rezoning Overlay proposal. Members may offer comments for the applicant to consider that would be an enhancement to the project and surrounding area, including suggesting site-specific conditions, revisions to the plans or the deviations requested, and other guidance. Following the Planning Commission public hearing, the project would then go to the City Council for its review and comment on the eligibility.

The applicant Todd Gesund from Jax Kar Wash, along with attorney David Landry, as well as other members of their team, are here representing the project. Staff is also available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

David Landry introduced himself and stated the applicant is anxious to hear the Planning Commission comments and take them into consideration. The parcel is unique and has been vacant since Fountain Walk opened 22 years ago for two main reasons. First, internal restrictions within Fountain Walk dictate that key tenants, such as a restaurant, can restrict competition. The second reason is unique to the parcel since there are setbacks in the RC district and two very large Consumers Energy easements running north and south. A car wash is one of the only things that will actually fit there.

The applicant is seeking a PRO for only one B-3 use, which would be a car wash. It would be entered into the PRO agreement that if anything other than a car wash is proposed there, the zoning reverts back to RC.

With respect to the PRO ordinance, it requires two things in particular. First, that the proposal has to be stricter than the proposed district B-3. The applicant is proposing lower building height, a greater setback, and a facade with much more brick than is required under the city ordinance. With respect to a lot of façade or landscape issues, those are site plan issues that can be dealt with. This is really the early stage of the PRO process.

Five letters were provided, one from the owner of Fountain Walk, Mr. Michael Zimmerman, who is here this evening and would like to briefly address the Planning Commission, Emagine Theater, Buddy's Pizza, Full Throttle Adrenaline Park, and the Putting Edge. All these businesses in Fountain Walk are supportive of Jax Kar Wash and believe it would be an enhancement to Fountain Walk.

The second aspect of the PRO ordinance is the public benefit. Mr. Landry struggles with this. Clients come to his office and question what a public benefit is. Mr. Landry can only deal with the language of the Ordinance, which says an overall benefit to the public which outweighs any material detriments. The public benefit is not specifically defined for all situations, rather it's defined in relation to the detriments from this development.

We can't assess the public benefit until we first assess the detriment, because the public benefit just has to outweigh the detriment. As for site specific, this parcel has remained undeveloped. The development is limited by the uniqueness of the parcel, with the setbacks and the public utilities. The car wash use fits.

As far as detriments are concerned, ingress and egress are not a problem. There's no entrance or exit off Twelve Mile Road or Cabaret Drive, it's off an interior road. Hours of operation are not a problem. It doesn't have any problem with public services, fire or police. The neighbors consider it a benefit. The proposed building is attractive. The public has an interest in the ongoing success of the entire regional Fountain Walk center. We've always considered I-96 as having a significant effect in the planning of the city, north and south. There are currently no standalone car washes north of I-96.

Jax employs young people and would like to do something for them, and has learned the Novi Public Library wants to expand their teen area, which clearly is jammed every day at 3:00 PM when the high school gets out. Jax is offering to finance the rehabilitation of the teen area and thinks it would be a great way to be a public and business resident of the city.

Mr. Landry submits the public benefit, considering all that, outweighs the detriment. Other than the fact that it is not zoned now for a car wash, Mr. Landry does not see what the detriment is, and neither do the neighbors as they are in full support.

Todd Gesund introduced himself as the Vice President and Director of Expansion for Jax Kar Wash and a car wash lifer having grown up and worked in the car wash business since he was nine years old. Mr. Gesund introduced Bruce Milan, a second-generation founder of Jax Kar Wash and also a car wash lifer, Lindon Ivezaj, COO of Cunningham-Limp, Alyssa Cook and Owen Kipke, members of the design build team at Cunningham-Limp, and Civil Engineer Jim Butler, principal at PEA Group. Mr. Gesund stated this project took a long time to come, but hopefully Jax Kar Wash is familiar as it is a Detroit institution.

Mr. Milan, Chairman of the Board, stated that he and Mr. Gesund were friendly competitors for many years and were finally able to join companies. They have grown quite a bit over the last a few years. Mr. Milan has been in the business since 1969, when he got out of the Army and has enjoyed it very much. His father started the business in 1953 and over the years, they've developed a model that works very well. They are able to have high production, so they don't have cars backing up out onto the roads. They are looking forward to being part of Novi.

Mr. Milan was in front of the Planning Commission back in the early 2000's for the rezoning and development of his property at Thirteen Mile and I-275 for Fox Run. He understands the quality of buildings that Novi is looking for and hopes to be able to provide that.

Mr. Gesund stated that something that sets Jax apart, that not a lot of car washes do any more, is when a customer exits the car wash, their vehicle is hand towel dried before it leaves the site. As part of the Jax experience, when a customer pulls on the lot the Jax greeter says hello and the towel dry team says goodbye. Jax builds beautiful buildings, they have the best technology and equipment. They have free vacuums and have indoor mat cleaning rooms at their sites, which also have restrooms in them should customers need them.

Jax is very involved in all the communities in which they reside. From the Jax Gives Back Charity weekend, school fundraisers, school donations, groups and organizations, there is no donation that is ever denied. Jax raises thousands of dollars every year in each of the communities where they reside.

Mr. Gesund grew up a few miles from the site down Twelve Mile Road, so he is very familiar with Novi. He spent a lot of his youth at Twelve Oaks Mall and saw the growth of the Town Center and West Oaks. He is very excited about the site and selected it for several reasons. It is a great community; it fills a geographic need for Jax. There is great retail and entertainment in the area. As Mr. Landry mentioned, there is no car wash north of I-96. Highways are typically divider points for traffic patterns. Jax has a perfect site layout for the car wash. The property is limited as to what can be built there.

Benefits to the community and dense population, as Mr. Landry touched on, are that Jax fills a need for the residents of Novi and is a complementary business to other retail and entertainment, not only at Fountain Walk, but the Novi corridor as well. Jax would complete an empty parcel that has been sitting vacant for 22 years and has very little development potential. Jax builds beautiful buildings and Mr. Gesund thinks that the building would help rejuvenate Fountain Walk.

Mr. Gesund stated we all have kids who have gone through or are still in school. As Mr. Landry mentioned, Jax does a lot with local schools and does all kinds of fundraisers for them. They employ a lot of kids so the opportunity to assist with the new teen space at the library hits close to home.

Mr. Gesund showed several images of the proposed car wash depicting the multiple access points to the site, and the exterior site plan including the stacking space for 20 cars prior to the pay station and an additional 9 cars after. The vacuums and mat cleaning room are on the east side of the property. The motors that run the vacuums are inside the building, which is rare since most are outside. This eliminates most of the noise that comes from the car wash and the only thing that you can hear in the vacuum area is the air blowing through the vacuum.

Jax is very neighborhood friendly. The hours of operation are 7:00 AM to 8:00 PM Monday through Saturday and 8:00 AM to 6:00 PM on Sunday, and the average number of employees at a time on site is 4-6 depending on weather and other factors. Lastly, a car wash is generally not a destination point. Customers mainly come from a three-mile radius and after shopping or eating will stop for a car wash. This represents the synergy and complementary aspect of the car wash business to the other retail and entertainment in the area.

Michael Zimmerman, owner of Fountain Walk, stated that he took over the property in November 2019 and has put every penny above and beyond the loan and bills back into the property to try to get it to what it was intended to be and for the first time in history it is 100% occupied right now. There are festivals, music and kids' events happening. Mr. Zimmerman wants traffic, and the car wash is going to bring people to the center. There are over 30 tenants, and several have restrictions in their leases. This site is not plotted separately so every restriction on the property applies here as well. He is unable to get this site developed. The only offers have been for gas stations, and he will not put a gas station there. Mr. Zimmerman has had developers call to purchase the property and develop it, but he can't do that due to the restrictions of the center. He is looking for traffic generators that aren't going to violate other restrictions, so the property has been vacant. Last year Mr. Zimmerman planted Texas wildflowers on the site, and people would go there to take photos.

In terms of parking, Jax will provide their own parking so that is not an issue. In terms of benefits, right now the site is not generating any property tax, it is platted so there is no tax on it. The benefit is that it is going to bring traffic, which will help other Fountain Walk tenants.

Chair Pehrson opened the Public Hearing and invited members of the audience who wished to participate to approach the podium.

Dorothy Duchesneau, 1191 South Lake Drive, stated she loves the idea of Jax Kar Wash, but thinks they need to think a little more outside the box in terms of public benefit. Although the library is one of Ms. Duchesneau's pet projects, and she agrees that it should be supported, she is also looking at the SMART bus service. In going through other areas, anything from Novi Road and Twelve Mile going east there are stops all over, going west from Novi Road and Twelve Mile there is nothing until the south side of I-96 off Beck Road. Ms. Duchesneau suggested that the public benefit of a bus stop shelter for people to get to Fountain Walk should be something to consider.

Seeing no other audience members who wished to speak, Chair Pehrson confirmed there was no correspondence received, closed the public hearing, and turned the matter over to the Planning Commission for consideration.

Member Lynch stated that one thing he wants to make sure is that this is not a spot zoning. In looking at the property, with the gas lines there, this parcel is really restricted and is really unique. He does not have a problem approving this change of use, mainly because it can be defended. This is a very unique piece of property with many restrictions which makes it very challenging.

One of the deviations requested was an overhead door facing the road. The Planning Commission just approved that on a car wash on Grand River, so Member Lynch does not have a problem with that. The idea of limiting to car wash use only makes sense.

Member Lynch was impressed with the favorable letters received from other Fountain Walk tenants. The operation is not going to interfere with other tenants. In addition to driving traffic to Fountain Walk and those already there using it, there are a lot of adjacent residential areas. It makes sense in this location because as the applicant mentioned there are no car washes north of I-96. The traffic is within the planned volume and there are no curb cuts needed.

In terms of the public benefit for the PRO, the Planning Commission can make suggestions, but overall City Council it is the role of the City Council to determine that.

Member Lynch thinks this will be perfect for the site, he cannot imagine what else could possibly be put there. We want to keep Fountain Walk one of the gems of the City, and want to keep it profitable, so overall Member Lynch has no problems with the car wash proposal.

Member Becker inquired to Mr. Zimmerman whether he personally or his team was involved with negotiating the lease agreements with the current tenants which include covenants that established the noncompeting requirement for new restaurants, or did he inherit these leases when he assumed control of Fountain Walk. Mr. Zimmerman responded that both apply, since he added eight or nine tenants in vacancies and some were existing. Member Becker further inquired if it is correct to say that these restrictive non-compete leasing covenants were never required in any way by any City of Novi ordinance restrictions concerning the usage or businesses of Fountain Walk. Mr. Zimmerman responded that it was the tenants that wanted the non-compete leasing agreements.

Member Becker stated it is interesting and new for him regarding the non-compete agreements, and inquired whether the new Sai Gon Pho Vietnamese restaurant competes with KPOT, which is a Korean BBQ. Mr. Zimmerman responded that they are two totally different things and Sai Gon Pho didn't ask for an exclusion. Member Becker inquired whether the number of restaurants at Fountain Walk is limited, or could more be added as long as they don't compete with existing ones? Mr. Zimmerman responded that more can be added as long as they don't compete, however Fountain Walk is currently full.

Member Becker inquired to Mr. Gesund whether he intends to offer interior detailing services at this proposed Jax location as they do at other sites in Michigan. Mr. Gesund responded that they will be primarily exterior. However, they've been setting up all new builds with the ability to pivot and do what they call a full-service wash. They don't have the space inside the building to do that so what is done at most new builds is to make vacuum spaces three spaces wider to entertain full service. Then there is a small bus terminal-like station where customers wait outside while full service is being done on their vehicle. That plan is down the road, it is not planned for this site yet.

Member Becker stated the issue before the Planning Commission is deciding if the requirements have been established for creating a PRO. The existing regional commercial zoning designation established at least 22 years ago was done to create a specific type of development, regional commercial. The goals were to have a mix of retail businesses, restaurants, and other businesses that would appeal to regional communities, not just to the people who live and work in Novi. The architecture of the buildings for this type of zoning was key. They were taller, harmonious without being cookie-cutter, and they're not small.

The development was meant to be a destination, a magnet that would attract new businesses, patrons, and jobs to Novi. Member Becker found it interesting in Mr. Zimmerman's letter that in trying to find a tenant for the subject property, which has been vacant for 22 years, there has been a lot of interest from gas station/convenience store developers, which Mr. Zimmerman does not want adjacent to Fountain Walk. Member Becker totally agrees, and that is why the parcel is not zoned B-3, but rather RC. The subject parcel isn't actually adjacent to Twelve Mile Crossing, it is part of it.

The applicant seems to be making the case for the PRO due to the hardship of not being able to find a tenant for the subject property in 22 years. The justification is Twelve Mile Crossing executed a number of lease agreements with current tenants that include very restrictive covenants about noncompeting interests and other unstated restrictions. It needs to be pointed out that this hardship has absolutely nothing to do with City of Novi zoning ordinance designation or any other City imposed restrictions. The hardship is completely self-inflicted. This relatively small parcel was created by the original developer's site plan, again, self-inflicted, and the easements for the consolidated gas pipes were known from the very beginning. Member Becker can't help but wonder if the reason for the other larger piece of land with a for lease sign located almost in the center of Twelve Mile Crossing, south of Chuck E. Cheese's, east of Launch Trampoline Park, going undeveloped for 22 years might have the same problems caused by the restrictive lease agreement.

The letter from Mr. Landry mentions there were no standalone car washes north of the I-96 freeway in the City of Novi, there is a need for the northern area of the City and this development would meet that. Using the strict qualifiers of in the City of Novi and north of I-96, this is correct, but it's not the whole truth. Near the intersection of Wixom Road and Grand River, there's a Zax full-service tunnel style car wash less than 50 yards outside the City of Novi. A quarter mile north in Wixom there is Motor City Express Car Wash. Both serve the western and northern parts of our community through main roads.

Two weeks ago, the Planning Commission gave initial approval for another full-service tunnel car wash about an eighth of a mile east of Zax in Wixom, also easily accessible to both halves of the city. For the north central parts of our city, there is a car wash on Novi Road just three-tenths of a mile south of I-96 and easily accessible to communities to the north. Two and a half miles south of this there's another full-service car wash. A new car wash at Meadowbrook and Ten Mile Road is about to open, easily serving residents from the north as soon as we finish construction on Meadowbrook Road.

As for the northern and eastern parts of Novi, there are three different Jax Kar Wash locations in Walled Lake and Commerce, all of them less than two miles from the Fourteen Mile Road City limit. These will be much more likely to be convenient for residents in the northeast quadrant in Novi than a car wash at Twelve Mile Crossing. In short, if you were to lay a rectangle over the area of Eight Mile on the south, Pontiac Trail and Maple Road on the north, Haggerty Road on the east, and Wixom Road on the west, you would have an area of about 48 square miles that currently has eight full-service tunnel car washes, with a ninth in the approval process. That is one car wash for every five square miles, with car washes located in the western, central, and northeast parts of this area. True, not technically within the City of Novi, but still within that area. Member Becker finds it to be a stretch to say that this proposed development is meeting some important, unfulfilled need in our community.

On the Twelve Mile Crossing website the development is described as "where shopping, food and fun come together. An outdoor shopping entertainment complex, Twelve Mile Crossing at Fountain Walk offers a unique blend of retail, restaurants and recreation." How does the car wash fit that mission? As always, Member Becker considers what precedent will be set for the future by approving this PRO, allowing non-conforming businesses to begin cluttering up existing, harmonious developments because Novi did it for Jax and Twelve Mile Crossing. How does a car wash at Twelve Mile Crossing support and enhance our City's concept of an original commercial center enticing people from the region to visit and come to Twelve Mile Crossing? Member Becker just doesn't see where the need has been met for public benefit outweighing the detriments.

Member Dismondy stated that after 22 years of no development there because it's such a complicated site with the easements and setbacks, he figured there'd be more pushback from the neighbors, and they seem to be doing the opposite of pushing back and supporting. The indoor vacuum motors, rather than

exterior, seem good. While it's true, there are a lot of car washes, it just seems like a good use for this site.

Member Roney stated he certainly understands the difficulties in developing this piece of property, it has been vacant for a long time and the property owner certainly has a desire to develop it and has the right to develop it. Member Roney gave a lot of thought to this proposal and agrees that it's difficult to identify any detriments. He talked to a couple of friends who are citizens of Novi and they think it's a good place for a car wash. The key thing when he read the packet was seeing the five businesses give their support. It looked like Fountain Walk was going to fail for a little while, Member Roney is glad to hear it's 100% occupied and if this can keep the business growing in that area and those businesses think it's going to support them, then Member Roney thinks we should support them and sees that as a public benefit. In referring to public benefit, we're not talking about the general public, we're talking about all public, which is also our corporate citizens and if it benefits them, then there's a benefit.

The stretch is the library, but it's creative, a nice gesture towards the City, and it also has a public benefit. The next proposal on the agenda has something somewhat similar, but not quite as far separated. Putting all those together, there is a public benefit through all those supporting Fountain Walk, supporting the businesses, and supporting the library for the teens. Member Roney hopes this project can find its way to move forward with the PRO.

Member Avdoulos stated that he appreciates all his fellow Planning Commissioners' comments and Member Becker's thoroughness as he was looking at it with similar detail. At the same time, Member Avdoulos was looking at this as a site that is indicated as Regional Commercial for Future Land Use and this is a commercial project, so what are the benefits to the site. As indicated, it will promote activity on the site. It is also something that is going to create convenience for the residents around there. It is complementary to what is going on at Fountain Walk, and Member Avdoulos is pleased that it is 100% occupied since he goes there frequently. He thinks a car wash can be a destination spot since he lives on a gravel road.

What Member Avdoulos likes about the proposal is that there are no curb cuts on the main streets, it has internal traffic control. There are escape lanes in case of, for example, a power outage and cars need to leave. He appreciates the limitation of use so that only a car wash is permitted. The 3-dimensional visual that showed the project on the site is great, it shows how it contextually fits on the site.

Member Avdoulos appreciates the donation to the library, but does not think that should be part of the PRO. He liked Ms. Duchesneau's comment on the bus stop shelter, which could benefit the community. He was working on a project in Cincinnati where there was discussion about mass transit, how to engage with the public, and the opportunity to have bus stops close to their facility, so that would be great here.

Member Avdoulos appreciated the discussion on noise mitigation and how it will be handled, as well as the hours of operation and number of employees. From what has been presented, the pros outweigh the cons.

Chair Pehrson stated there is a reason why there is a PRO option in the City relative to allowing applicants to come forward with unique opportunities for the City that necessarily weren't considered 10 or 20 years ago with property splits and the way things come about with easements taken into account. When we look at the Master Plan it gives us a guideline, it doesn't give us hard, fast rules, rather a reference point to start. The pros definitely outweigh the cons in this particular application. Chair Pehrson's concern was the public benefit, and he asked the applicant to go back and research. Maybe Ms. Duchesneau's idea could be brought to fruition, and/or something else. He does not discount the idea of a donation to the Public Library but would like to see something affixed to the particular application here.

Chair Pehrson inquired to City Attorney Schultz if there is any guidance relative to past offerings where money is not associated to an application that could be brought forward to help frame something. City Attorney Schultz responded that he could speak with the applicant about that. He tends to agree with comments that if it's not really relating to the development, it is probably not something that would be used as a condition, and thinks we've indicated that to other developers in the past as well. Ultimately the applicant will have to sell this through the process with conditions that aren't related to that donation.

They will get information from this evening, and staff can work with them further but will probably not suggest the donation to the library be in a PRO agreement.

Chair Pehrson appreciates Mr. Landry bringing up the verbiage in the ordinance relative to the PRO, maybe that is something we need to look at going forward, again not to put too much of a restriction on any of the words that were used in trying to interpret what is or isn't but certainly to be able to have it address that particular application.

City Attorney Schultz added that what the Planning Commission and the City Council are doing with the PRO is really making two kinds of findings. First, is the proposal an enhancement to the project area that you couldn't get with the existing zoning or without the PRO. Second, is just a general finding that the rezoning and the use of the PRO is in the public interest. That's a broad question that depends on the number of conditions that are imposed. That's how the ordinance is written. Do the conditions that you are going to impose over and above what they're otherwise obligated to comply with, do those together make this a project in the public interest? Benefits versus detriments is sort of only one aspect of that, and that's going to differ every time. It's part of an overall process that relies mostly on the conditions as opposed to tangible public benefits, which sometimes there won't be.

Chair Pehrson added the opportunity to talk about a PRO involves all those conditions relative to what Planning Commission input is, what the City Council input is, what the citizens input is, relative to restrictions to that particular PRO. He appreciates that the property owner has turned away other proposals that might have additional issues and has done due diligence in trying to make the property something that we're all going to be proud of. In this case, there would be restrictions on the PRO so that if the business failed for some reason, it goes back to ground zero, so we have a level playing field. Again, that's something that probably no one thought of 20 years ago when we were thinking of a Master Plan and how we're going to use this piece of property before this particular center existed. Hopefully, the Planning Commission comments provide the applicant with some valuable input, and we appreciate their time. Chair Pehrson looks forward to driving his car through a Jax Kar Wash in the near future.

This agenda item was discussed, but a motion on the item was not required.

2. J722-28 ELM CREEK PRO PLAN WITH REZONING 18.737

Public hearing at the request of Toll Brothers, Inc. for Planning Commission's recommendation to City Council for a Zoning Map amendment from Office Service Technology (OST) and Low-Rise Multiple Family (RM-1) to Low-Rise Multiple Family (RM-1) with a Planned Rezoning Overlay. The subject site is approximately 37-acres and is located south of Twelve Mile Road, west of Meadowbrook Road (Section 14). The applicant is proposing to develop a two-phased 121-unit multiple-family townhome development.

Senior Planner Bell stated the applicant is proposing to rezone about 37 acres south of Twelve Mile Road, on the west side of Meadowbrook Road, utilizing the Planned Rezoning Overlay (PRO) option. The existing development to the north and east is largely office, with some vacant parcels. The Waltonwood Senior Living facility is to the west, along with Twelve Oaks Lake.

The current zoning of the property is mostly OST – Office Service Technology, and a portion on the west side is RM-1. The properties to the north, east and south are also zoned OST. The area to the west is RM-1 Low Rise Multiple Family.

The Future Land Use Map identifies this property and those around it as Office, Research Development and Technology, which is consistent with the current zoning. The area to the west is designated Planned Development 1, which allows for multi-family development.

The natural features map shows there are significant wetland and woodland areas on this property as well as to the north and south. The tree and wetland surveys provided by the applicant confirm these features with more precise boundaries.

You may recall that the Planning Commission reviewed and offered feedback on the initial PRO request

for this property in December 2022 and a revised initial plan in October 2023. The applicant received feedback from City Council in November of 2023, and now returns for formal consideration of their proposal for a recommendation of approval or denial to City Council.

The applicant is proposing to rezone the whole property to RM-1 Low Density Multiple Family. The formal PRO plan would permit a total of 121 attached townhome units for the 2 phases, clustered along two public roads. This has been reduced from the previous 134 units. All units will comply with height limits of the RM-1 District.

The development is accessed by one entrance off Meadowbrook Road. A secondary emergency access drive will connect along the northwest portion of the parcel to the existing emergency access route that connects Waltonwood to the DMC property. Another emergency access route is shown for Phase 2 that would connect to the existing stub road on the Oliver Hatcher property.

Rezoning to the RM-1 category would permit the use proposed, however the multifamily zoning is not in compliance with the current Master Plan designation as Office Research Development and Technology. However the current update to the Master Plan is under review, and the land use designation for this area may change.

The public benefits offered mostly are the same as what was proposed originally; however they have proposed an additional donation of \$10,000 to be used for improvements at the Beacon Hill Trailhead park at the northeast corner of Meadowbrook and Twelve Mile Road. Some additional conditions proposed include:

1. Preservation of 8.38 acres of City regulated woodlands.
2. Preservation of about 3 acres of City regulated wetlands.
3. Overall density shall not exceed 4.2 dwelling units per acre (More limiting than the 5.4 dwelling units per acre allowed in the RM-1 District).
4. Providing the community amenities shown in the PRO Concept Plan, which includes a walking trail and scenic overlook point with seating in Phase 1. Another walking trail is shown in Phase 2.
5. The applicant has also proposed to provide the off-site sidewalk segments on properties to the north and south along Meadowbrook Road – a total of 314 feet, which would fill gaps in the City's sidewalk network. A sidewalk connection is also shown along the western emergency access route.
6. First floor living options providing primary bedrooms on the first level will be available in end units of the development.
7. Energy efficiency and sustainability considerations will be incorporated into the design and building materials, including EV charging infrastructure in each garage and Energy Star appliances and windows.

There are 6 deviations requested in the proposal including:

1. Side and rear building setbacks along the north, east and west property lines for Phase 1.
2. Building orientation to the property lines is not 45 degrees.
3. The distance between some buildings does not meet the minimum distance requirement of 33-35 feet, with a minimum of 30 feet proposed.
4. Perpendicular parking spaces for visitors are located along the access drives, which is not permitted since they are classified as major drives. However, the parking spaces are limited to a few locations as the amount of traffic on the roadways is not expected to be heavy.
5. A 4.5 to 6 foot landscaping berm is required when an RM-1 district is adjacent to an OST district, which has not been provided in order to retain existing natural features. An 8-foot vinyl fence has been proposed with landscaping trees to provide alternative screening.
6. The required street trees and greenbelt berm along Meadowbrook Road have not been provided due to existing wetland areas and underground utilities.

As stated previously, issues identified include questions of compatibility and buffering from the adjacent uses that will remain OST. Being adjacent to a residential development can require additional setbacks and buffering requirements, which can be an added burden to surrounding non-residential landowners.

The engineering review raised the question of whether a connection to the proposed Lion Lane of the Griffin Novi project to the west could be provided rather than the emergency only access to the adjacent parcel. This issue was not addressed in the applicant's response letter so perhaps they could provide a response here tonight.

The wetland impacts for Phase 1 have been reduced, but still require wetland mitigation under the City's code. The applicant is proposing to construct that mitigation on-site in the area near Meadowbrook Road where they moved units further away from the road, as recommended by the Planning Commission. That mitigation area would essentially connect three existing small wetlands.

About 746 woodland trees are proposed for removal resulting in 1,424 credits required. 85 Non-regulated trees are being saved to be counted as credits. Approximately 204 credits can be planted on-site which means the rest of the credits would be paid into the tree fund.

The façade review notes that the elevations provided are in conformance with the minimum standards of the ordinance.

A residential development will likely result in smaller wetland and woodland impacts compared to an OST development due to the typical size of buildings and parking needs. OST permitted uses include offices, research & development, data processing, and hotels, which all have a larger footprint than the RM-1 uses proposed. The Traffic study notes that the number of residential units proposed would likely result in fewer vehicle trips compared to an OST development. There are relatively few deviations from Ordinance requirements requested by the applicant. Staff and consultants are all recommending approval or approval with conditions.

Tonight the Planning Commission is asked to hold the public hearing, and to consider making a recommendation for approval or denial to City Council. If City Council decides to approve the Planned Rezoning Overlay request, the project would come back to the Planning Commission for the usual site plan approval process with wetland and woodland permits.

The applicant Jason Iacoangeli from Toll Brothers, as well as engineer Jason Rickard from Sieber Keast Lehner are here representing the project tonight. Staff is also available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Jason Iacoangeli introduced himself as part of the planning team for Toll Brothers, along with Jason Rickard from Sieber Keast Lehner. Senior Planner Bell did a good job of identifying the project details. This is a 134 for sale townhome development being proposed, a PRO rezoning from OST to RM-1.

The team thinks they have done a pretty good job with the design to preserve the existing natural features of this site and think that the residential use in this particular neighborhood is a good fit outside of the office use master planned for this area. The units that are going to be developed here will have the option of first or second floor primary bedrooms, so they will be available for empty nesters, those in the community looking to downsize and to allow for some aging in place.

Since the last time Toll Brothers presented the Elm Creek proposal to the Planning Commission, some of the major changes include the units that were closer to Meadowbrook Road have been set back at the entrance to preserve that natural corridor on Meadowbrook Road. As you're traveling north or southbound, you're really not going to see any of these residential units as you pass by from Meadowbrook. Additional screening will be added to the neighbor who is immediately adjacent to the south of the entrance drive by providing them with a vinyl fence and including the landscaping along that edge to help that neighbor preserve the boundaries of their yard and not have to see the entrance drive to the development.

The screening behind the office buildings that are along Meadowbrook Road has been enhanced. They are not necessarily berms, but some of the existing vegetation has been left in place and will be supplemented with additional landscaping.

Over eight acres of woodland and three acres of wetland will be preserved, which is quite a bit more than if this would have developed as just an office or technology park based on the fact that units can be clustered together, and open space preserved as a part of the development.

A western sidewalk connection was added to the private drive to the adjacent senior living facility that's next door to this development, which will allow residents who live in this neighborhood to walk to Twelve Oaks Mall if they choose.

Initially, Toll Brothers was working with the park system to install a bike repair facility at the Beacon Hill trailhead, but then thought maybe it would be better to just make a one-time contribution to the park system and allow them to focus the funding towards one of the items that they have called out for in their Beacon Hill trailhead master plan. This slide is actually taken from the Novi Parks Department, and it highlights some of the amenities that they're looking for and they'll be able to sort of pick and choose what items they feel that would be best or more appropriate for that trailhead as the residents of this neighborhood with the infill sidewalk development will then be able to get to the park. The public benefit is that not only Elm Creek residents will benefit from improvements at the trailhead. The off-site sidewalk infill again is part of the public benefit. There are some gaps that are missing along Meadowbrook from some existing businesses that probably developed a long time ago when there wasn't more of a sidewalk or pathway ordinance.

High quality materials are being used, brick and Hardy board cement fiber board on the facades which are very long lasting and durable. Also, sustainable design features are being used, including 240 Volt outlets prewired in every garage, residents will still have to install their given charging equipment, but the 240 plug will be there waiting or stubbed off. Energy Star appliances and 2x6 walls with better insulation make the units themselves very efficient compared to units that were built 20 or 30 years ago.

Chair Pehrson opened the Public Hearing and invited members of the audience who wished to participate to approach the podium.

Mike Duchesneau, 1191 South Lake Drive, stated he supports Phase 1 being presented tonight by the applicant, they have done a good job. They could emphasize a little bit more as far as the PRO benefit of reduced traffic or minimizing the increase in traffic of their traffic input study that is in the end of the Planning Commission packet and shows significant improvement on the amount of traffic that we'll see on Meadowbrook. The motion sheet includes it as one of the PRO issues in item C, number 5, but going forward to the City Council, that should be emphasized a little bit more.

Toll Brothers should have end units with first floor bedrooms listed as being standard as opposed to optional so that any spec homes or models that they build include the downstairs bedroom for the end units.

Mr. Duchesneau has concerns about what's going on with Phase 2. It is not obvious with what's been presented from a legal standpoint what could be done with RM-1 if it's just a straight RM-1 zoning. Someone could perhaps buy that property and build the biggest assisted living facility you've ever seen, because it's a nice large property, so there should be restrictions that include it will be residential, and hopefully for sale residential, as opposed to just items pertaining to being an RM-1 district now. Mr. Duchesneau is disappointed we haven't heard more regarding the agreements with the owner of this southern half because that's been a consistent issue at both this table and the City Council.

One of the things also included in the PRO is that the home clusters are allowed to be 30 feet apart as opposed to 35. The narrative says this is a minimal deviation, which is as presented by Toll Brothers. We have no idea what Phase 2 will allow, and they should not start with deviations until there's more flesh on what the proposal is. If Toll Brothers owned the entire property, we'd have an excellent development with lots of benefits to the community, but as it is, they can only speak for half.

Seeing no one else, Chair Pehrson requested Member Lynch to read correspondence into the record. One comment was received from Stephen Carey in support. Chair Pehrson closed the Public Hearing and turned the matter over to the Planning Commission.

Member Lynch stated he thinks it is a good fit. There are a lot of benefits in the PRO that is being proposed and Member Lynch agrees with the prior speaker that there will be less traffic with this use, which is certainly a public benefit.

Member Lynch inquired as to the units per acre. Senior Planner Bell responded that the overall for the entire project would be 4.2, but the northern Phase 1 portion is lower. The applicant stated that the lower southern portion of the site owned by Singh Development would be the 5.4 as permitted under RM-1 zoning and the PRO will control both properties. Member Lynch would like to see the development go in but has concerns with having a higher density for different parts of the property.

Member Becker inquired to staff regarding the impact to commercial developments to the east of this property who developed thinking they would be abutting another OSC district with different setbacks, berms and plantings required as opposed to abutting a residential district. If the existing commercial businesses wish to expand, would this cause hardship to them? City Attorney Schultz responded that the neighbor does not control the zoning on neighboring properties, when they come in to develop property, they will have to meet whatever standards there are.

Member Becker thinks when there is a lake or water property like this with so much natural, undeveloped wetlands and woodlands that what you really want to have enjoy that is residential, not office building. It looks kind of funky to be right behind all the commercial development, but he would much rather see it developed for people who are going to enjoy it 24/7 and 365 days rather than office building tenants. Member Becker's concern is whether this will be another spot zoning if Singh changes their mind on developing Phase 2 and that portion becomes landlocked. For the PRO, as long as it covers whoever owns both properties, it will rule that. Member Becker likes the residential option.

City Attorney Schultz stated that the PRO will cover the entire parcel. It has two different entities that control the northern and southern portions, the PRO will be signed by everybody with an ownership interest in that. If the north piece develops first, there will be provisions in the agreement as to how and when to do the formal land division and it will include a road there to provide access, so it won't be landlocked.

Member Dismondy stated that the last time the Planning Commission saw this proposal, most of these issues were covered and the neighboring properties were in attendance and supportive. It is better use than OST in terms of saving the natural features, so Member Dismondy is in support.

Member Roney inquired if first floor bedrooms are an option. Mr. Iacoangeli responded, not necessarily, all the end units on each building block will have first floor primary bedrooms, so roughly 20 percent will have first floor primary bedrooms. Member Roney stated that was one of the things that came up in the discussion when this was last presented, to make the development more friendly to aging in place, so he appreciates the applicant taking steps to do that. The other issue that came up was the walkway to get to the mall, and he appreciates the applicant finding a way to make that happen. Member Roney noted in response to previous comments regarding number of dwelling units, the motion sheet states in item B, number 4. that overall density shall not exceed 3.3 dwelling units per acre.

Member Avdoulos inquired for clarification regarding the road connection. Plan Review Engineer Humna Anjum stated as part of the Griffin Novi project, Singh Development had proposed Lion Lane and that stubs right at the edge of the DMC property. That road with sidewalks stubs at the property line and the applicant has proposed an emergency access drive that connects to the access road between Waltonwood and the DMC property and now a sidewalk connection. For the engineering review, it was recommended that the applicant provide the full connection all the way to Lion Lane because there is an existing 86-foot wide roadway easement at the south side of the DMC property that would eliminate that extra emergency access and provide better connectivity between the developments.

Member Avdoulos stated that each time this proposal has come before the Planning Commission there have been improvements, which is greatly appreciated.

Motion to recommend JZ22-28 Elm Creek PRO for approval to City Council made by Member Avdoulos and seconded by Member Lynch.

In the matter of JZ22-28 Elm Creek, with Zoning Map Amendment 18.737 motion to recommend approval to City Council to rezone the subject property from Office Service Technology (OST) and Low-Rise Multiple Family (RM-1) to Low-Rise Multiple Family (RM-1) with a Planned Rezoning Overlay Concept Plan.

A. The recommendation includes the following ordinance deviations for consideration by the City Council:

- 1. Side and Rear Setbacks (Sec 3.1.7.D and 3.6.2.B):** A Zoning Ordinance deviation is requested to reduce the side and rear setbacks from 75 feet to 50 feet along the north, east, and west property lines of Phase 1. The deviation is requested to cluster the buildings in the northern portion of the site while preserving City Woodlands and Wetlands in the southern portion of the property.
- 2. Building Orientation (Sec. 3.8.2.D):** A Zoning Ordinance deviation is requested to revise the required orientation of the buildings from 45 degrees to the property line to 90 degrees. This allows for a more uniform site layout with all of the units backing up to open space/wooded areas.
- 3. Distance Between Buildings (Sec. 3.8.2.H):** A Zoning Ordinance deviation is requested to allow a minimum distance of 30 feet between buildings on the same side of the street. The calculated minimum distance would be between 33.72 feet and 34.9 feet, so the deviation is relatively minor.
- 4. Parking along Major Drives (Sec. 5.10):** A Zoning Ordinance deviation is requested to allow for perpendicular parking on a major drive. This deviation is requested due to the impracticality of providing a minor road given the site constraints (woodlands, wetlands, and property configuration). The placement of these parking areas is not near the main entrance.
- 5. Landscape Berms (Sec. 5.5.3.A.ii):** A Zoning Ordinance deviation is requested to not provide a 4-foot, 6-inch to 6-foot high landscape berm on a proposed RM-1 district adjacent to an OST district on the north and east sides of the property. This deviation is requested due to significant grade changes near property lines, and to preserve existing natural features including City regulated woodlands and wetlands. An 8-foot high vinyl fence is proposed along portions of the site where the homes are closest to these areas to provide visual and audible screening, including along the south side of the main entry road as described in the Landscape Review.
- 6. Right-of-Way Landscaping (Section 5.5.3.B.ii):** A deviation for the lack of required street trees and greenbelt berm along Meadowbrook Road in order to avoid disturbance of the existing wetlands and underground utilities.
- 7. All deviations from the ordinance requirements shall be identified and included in PRO Agreement. Any additional deviations identified during Site Plan Review (after the Concept Plan and PRO Agreement is approved), will require amendment of the PRO Agreement, unless otherwise stated in the PRO Agreement.**

B. If the City Council approves the rezoning, the Planning Commission recommends the following conditions be made part of the PRO Agreement:

- 1. Preservation of 8.38 acres of City regulated woodlands, as placement in a conservation easement is more restrictive than required, and it is beneficial to the public to have additional woodland areas permanently protected within conservation easements.**

2. Preservation of 3.02 acres of City regulated wetlands, as placement in a conservation easement is more restrictive than required, and it is beneficial to the public to have additional wetland areas permanently protected within conservation easements.
3. On-site wetland mitigation will be provided in accordance with the Wetland and Watercourse Protection Ordinance.
4. Overall density shall not exceed 3.3 dwelling units per acre, which is more limiting than the 5.4 dwelling units per acre allowed in the RM-1 District.
5. Providing the community amenities shown in the PRO Concept Plan, including the nature trail and overlook with seating, as this is a greater area of usable open space than required in RM-1 District, which will benefit future residents of the site.
6. Screening between adjacent properties including fences and landscaping as shown in the PRO Plan.
7. A cul-de-sac shall be provided at the terminus of the road in Phase 2 rather than a temporary T-turn, since it is unlikely that the road will connect to future development to the south. If Phase 2 of the project does not move forward in a timely manner, the temporary T-turnaround shall be changed to a cul-de-sac.
8. The applicant proposes to fill two off-site sidewalk gaps along Meadowbrook Road adjacent to the north and south (on frontage of parcels 22-14-200-045 and 22-14-200-010) totaling 314 feet as a benefit to the public. The sidewalk extensions will include design, construction, and easement acquisition, if necessary.
9. The PRO Plan includes a sidewalk extension along the western emergency access road, which will allow non-motorized access to the mall area via the proposed sidewalk of the Griffin Novi project.
10. First floor living options providing primary bedrooms on the first level will be available in end units in the development.
11. The applicant has offered to contribute \$10,000 to City of Novi Parks, Recreation, and Cultural Services to be utilized for improvements to nearby Beacon Hill Trailhead at the northeast corner of Meadowbrook Road and Twelve Mile Road.
12. The development will encourage energy efficient design and utilize LEED strategies such as energy efficiency, sustainably produced building materials, high indoor air quality and insulation materials. For Phase 1, Toll Brothers will be providing EV Charging Infrastructure with a 240-volt outlet prewired in every garage, Energy Star rated appliances in all units, and the use of Low-E Energy Star rated windows. Construction will also include High-Efficiency Insulation with 2x6 Walls with R-19 Insulation, blown in attic insulation, spray sealed ducts, and R11 Blanket insulation in basement walls.
13. Any land division requested for the property shall be subject to approval by the City of Novi Assessor's office. A title search shall be provided by the applicant. The timing of the land division shall be addressed in the final PRO Agreement, and will not be granted unless and until appropriate easements have been established and appropriate performance guarantees have been provided to ensure access to all affected properties to the satisfaction of the City.

C. This motion is made because the proposed Low-Density Multiple Family (RM-1) zoning district is a reasonable alternative and fulfills the intent of the Master Plan for Land Use, and because:

1. The proposed residential neighborhood would support healthy lifestyles through the provision of walking trails and sidewalk connections and ensure the provision of open space within the development.
2. The unit sizes and types help the City's goal of providing a wide range of housing options and could appeal to a variety of buyers who prioritize minimal maintenance, smaller unit sizes, and natural surroundings.
3. The proposed project will protect and maintain the City's woodlands, wetlands, and natural features as the 8.38 acres of city-regulated woodlands and 3.02 acres of regulated wetlands will be preserved in conservation easements. The proposed layout minimizes impacts to natural features by grouping buildings along two roads, whereas an OST development would be likely to disturb more of the natural area.
4. The proposed project will ensure compatibility between residential and non-residential developments because the project proposes proper screening.
5. The Rezoning Traffic Study demonstrates that the proposed use is likely to generate far fewer vehicle trips per day compared to potential development under the current OST zoning district.
6. Public utilities are available to connect to, and adequate service capacity is available for the residential demand proposed.

ROLL CALL VOTE TO RECOMMEND JZ22-28 ELM CREEK PRO FOR APPROVAL TO CITY COUNCIL MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

1. APPROVAL OF THE APRIL 10, 2024 PLANNING COMMISSION MINUTES

Motion to approve the April 10, 2024 Planning Commission minutes made by Member Avdoulos and seconded by Member Lynch.

ROLL CALL VOTE ON MOTION TO APPROVE THE APRIL 10, 2024 PLANNING COMMISSION MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

City Planner McBeth introduced the new wetlands and woodland environmental consultant Jason DeMoss from Merjent. Mr. DeMoss has ten years of professional experience with natural resource assessment, wetland ecology and soil science. He has the designation PWS, Professional Wetland Scientist. He attended Cal Poly San Luis Obispo.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the meeting made by Member Lynch and seconded by Member Roney.

ROLL CALL VOTE ON MOTION TO ADJOURN THE APRIL 24, 2024 PLANNING COMMISSION MEETING MADE BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY. Motion carried 6-0.

Meeting adjourned at 8:36 PM.

*Actual language of the motion sheet subject to review.