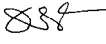




MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMISSION
THRU: BARBARA MCBETH, *AICP*, COMMUNITY DEVELOPMENT DEPUTY DIRECTOR
FROM: SRI KOMARAGIRI, PLANNER 
SUBJECT: JSP 16-20 GRAND RIVER SOCCER PARK PUBLIC HEARING
DATE: MAY 20, 2016

On July 13, 2015, City Council recently approved a resolution regarding Cooperative Agreement for provision of Recreation Fields with temporary parking opportunity for the subject property (Agenda Item G). The applicant has offered to construct two regulation size athletic fields and the associated parking on the site for use by City of Novi Parks Recreation and Cultural Service Department. The fields would be available during spring, summer and fall except during the Michigan State Fair period and couple other events. During that time, the applicant is anticipating using the site for parking and staging of Exhibitor and Participant vehicles. Additional details can be found in the resolution agreement included in the packet.

The site plan will require an approval of Preliminary Site Plan, Storm Water Management, a Wetland and a Woodland Permit. However, all reviews have identified issues to be addressed and additional information to be provided. Staff and the applicant agree that the plans need to be revised accordingly and reviewed prior to Planning Commission consideration and approval.

Since staff has already advertised for a Public Hearing for May 25, 2016 meeting, we respectfully request the Planning Commission to hold the public hearing as advertised, but defer the decision for a meeting at a later date.

- c Pete Auger, City Manager
- Victor Cardenas, Assistant City Manager
- Charles Boulard, Director of Community Development
- Jeff Muck, Parks, Recreation and Cultural Services Director
- Brian Coburn, Engineering Manager

MAPS
Location
Zoning
Future Land Use
Natural Features

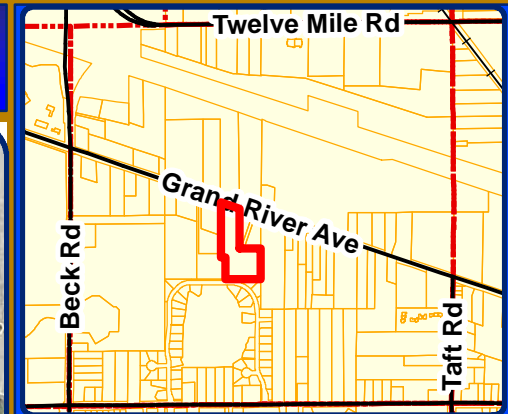
JSP 16-20 Grand River Soccer Park

Location



**Subject
Property**

Section 16



Legend

 Sections



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 05/20/16
Project: JSP 16-20 Grand River Soccer Park
Version #: 1



1 inch = 167 feet

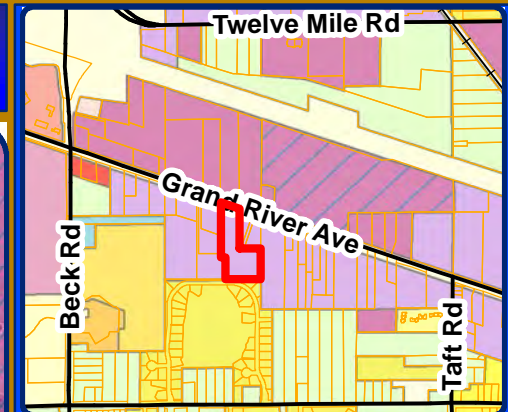
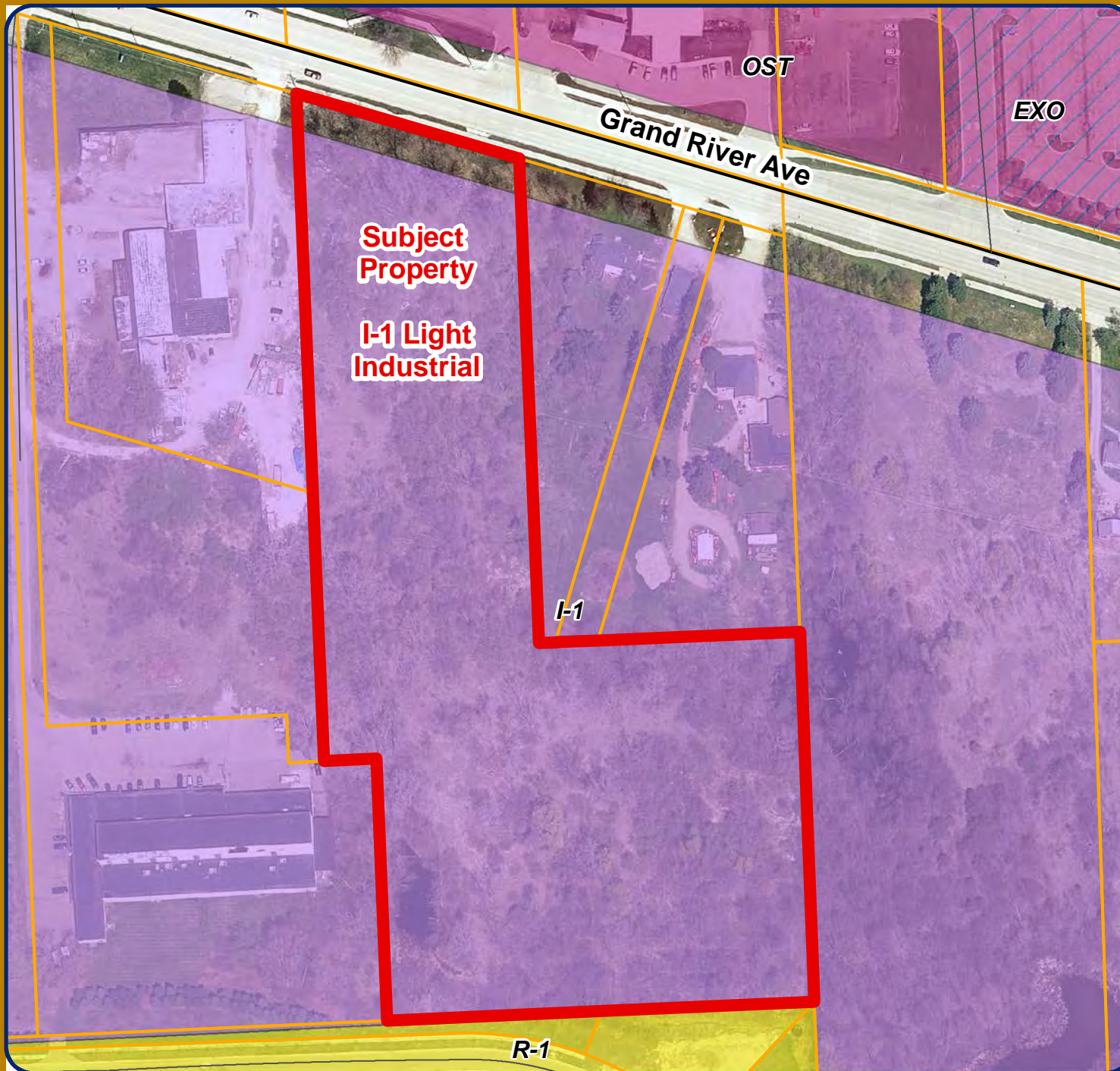


MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

JSP 16-20 Grand River Soccer Park

Zoning



Legend

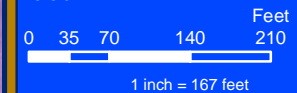
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-2: Community Business District
- B-3: General Business District
- EXO: OST District with EXO Overlay
- FS: Freeway Service District
- I-1: Light Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology



City of Novi

Dept. of Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
cityofnovi.org

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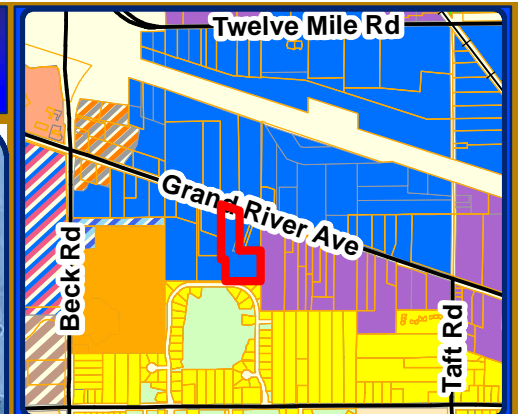


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JSP 16-20 Grand River Soccer Park

Future Land Use



Legend

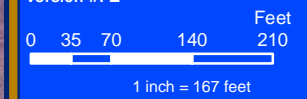
- SINGLE FAMILY
- MULTIPLE FAMILY
- SUBURBAN LOW-RISE
- COMMUNITY OFFICE
- OFFICE RES DEV TECH
- OFFICE COMMERCIAL
- OFFICE RD TECH w/RETAIL OVERLAY
- INDUSTRIAL RES DEV TECH
- LOCAL COMMERCIAL
- EDUCATIONAL FACILITY
- PUBLIC PARK
- PRIVATE PARK



City of Novi

Dept. of Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
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MAP INTERPRETATION NOTICE

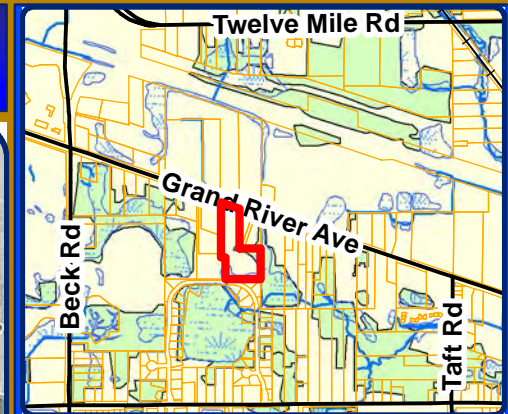
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JSP 16-20 Grand River Soccer Park

Natural Features



**Subject
Property**



Legend

-  Wetlands
-  Woodlands



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
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1 inch = 167 feet



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City Council Resolution for the Subject Property
Agenda Item G



CITY of NOVI CITY COUNCIL

Agenda Item G
July 13, 2015

SUBJECT: Approval of Resolution regarding Cooperative Agreement for provision of Recreation Fields with Temporary Parking Opportunity

SUBMITTING DEPARTMENT: City Manager

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The owner of the Suburban Collection Showplace has acquired control of a parcel of land on the south side of Grand River Avenue in the proximity of the Showplace site and potentially useful for parking and staging of Exhibitor and Participant vehicles during the Michigan State Fair. The owner would like to develop the property over the next several years to accommodate this need. The intention would not be to use the site for daily visitor parking for the State Fair due to the location on the south side of Grand River and the challenges of pedestrian crossing with the current infrastructure.

The City of Novi sees high demand for Athletic Fields for youth and adult recreations and the owner of the property has offered to construct (2) regulation size athletic fields and requisite parking lot on the same site for use first by City of Novi Parks Recreation and Cultural Service Department and, if not needed by PR&CS, then other athletic organizations. The fields would be available during the spring, summer and fall except for a period encompassing the Michigan State Fair during which the entire site would be used for the staging activities referenced above. The owner would be responsible for restoration of any field deterioration resulting from this use.

Should the City Council concur with this direction, the next steps would be planning the improvements and negotiation of an agreement.

RECOMMENDED ACTION: Approval of Resolution regarding Cooperative Agreement for provision of Recreation Fields with Temporary Parking Opportunity

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Markham				

	1	2	Y	N
Council Member Mutch				
Council Member Poupard				
Council Member Wrobel				

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

**RESOLUTION REGARDING COOPERATIVE AGREEMENT FOR PROVISION OF RECREATION
FIELDS WITH TEMPORARY PARKING OPPORTUNITY**

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland,
Michigan, held in the City Hall of said City on July 13, 2015, at 7:00 o'clock P.M.
Prevailing Eastern Time.

PRESENT:

ABSENT:

The following preamble and Resolution were offered by Councilmember _____ and
supported by Councilmember _____.

WHEREAS, the City of Novi is dedicated to providing recreational facilities to support an
active community; and

WHEREAS, the game of soccer and other youth and adult sports using soccer fields
continue to increase in popularity such that there is growing need for practice and
game facilities; and

WHEREAS, cooperative uses of facilities and amenities by public and private entities for
complementary uses can benefit all parties; and

WHEREAS, the Michigan State Fair, held on the grounds of the Suburban Collection
Showplace, continues to grow as an important destination and economic event in the
City of Novi; and

WHEREAS, the Michigan State Fair draws more visitors to the City of Novi than most and can create significant parking and staging challenges in the immediate area, particularly with respect to adjacent properties; and

WHEREAS, the property located on the south side of Grand River Avenue and controlled by the owners of the Suburban Collection showplace, parcel 50-22-16-300-094, is well suited for use providing additional staging and parking for the Michigan State Fair; and

WHEREAS, the owners of the property desire to undertake surface improvements to the property that would make it useful for staging and parking of vehicles in connection with the State Fair in particular; and

WHEREAS, such improvements have the potential to also render the property useful for recreational purposes of the kind desired by the City, including the establishment of an area for youth soccer fields; and

WHEREAS, in light of the overlapping of interests between the City and the property owner, and the potential benefits of a joint undertaking with respect to the improvements to the property, as well as its subsequent maintenance, the owner has proposed to clear, grade, and plant an area of the property sufficient to establish (2) full size soccer fields, and a parking lot, such improvements to be available to the community in general, with the City's Department of Parks, Recreation and Cultural Services being given a "right of first refusal" priority for programming beginning May 2016 through November 2022; and

WHEREAS, said fields and parking lot, as constructed by the property owner, would be available for use by the City of Novi PPRCS department, except for specified periods each summer for the Michigan State Fair (during which time the parking lot and fields would be available for use for participant parking and staging for the Fair), with the City being responsible for maintenance and repair of the fields during its periods of use; and

WHEREAS, the property currently contains soil contamination that has been identified as requiring abatement, and the property owner has, in cooperation with its consultants created a plan for removal and or capping of these materials onsite in accordance with MDEQ requirements to allow productive use of the land and has agreed to complete this abatement as part of the development of the recreation fields

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The City of Novi supports the efforts of the owner to develop the site for recreational fields and related parking lot improvements, in accordance with the City of Novi development standards and applicable approval processes.
2. If this improvement project moves forward to formal approval, the City will meet in good faith with the property owner to establish an agreement for joint use of the improvements, including, but not limited to, the following:
 - a. The City to provide development assistance by contributing 50% of the cost of Woodland specimen tree survey for the northerly 800 feet of parcel 50-22-16-300-094 and an adjacent area of companion parcels 50-22-16-251-023 and 50-22-16-176-022 providing improved access. Such contribution to be repaid by the owner if the above referenced fields are not provided beginning May 2016.
 - b. Property owner to secure all required development approvals (including required remediation) and to pay for the cost of the improvements.
 - c. Maintenance and repair of the fields and parking lot once constructed and approved by the City, with the property owner being responsible for any repairs required following the Fair.
 - d. City to have use of the fields and parking area for its recreation programming at all times requested when not in use by the property owner for the State Fair, with an appropriate mechanism for notice of such programming to be agreed upon.
 - e. Other appropriate terms and conditions typical for such shared use agreements.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Maryanne Cornelius, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 13th day of July, 2015, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Maryanne Cornelius, City Clerk
City of Novi



Tue 3/1/2016 2:02 PM

Woody Held <wheld@king-macgregor.com>

RE: Kowall - wetland/survey information

To: Blair Bowman

Cc: Executive Assistant; Jeff King

Follow up. Completed on Friday, March 04, 2016.
You replied to this message on 4/25/2016 4:37 PM.

Hey, Blair.

I walked the Kowall property today. I didn't see any significant changes from the previous wetland delineation that was done nor did I see anything that concerned me when I walked the rest of the property up to Grand River Avenue. Honestly, that site is a mess, ecologically speaking, with piles of fill dirt all over it and a flora dominated by low quality and non-native species. While that doesn't necessarily mean Novi will dismiss any wetland or woodland impacts, I don't think it's going to be hard to make the case that the resource impacts are pretty limited. One thing that was hard not to notice is that parts of the property are pretty thick with shrubs and vines so if any surveying needs to be done out there it will be a lot more efficient if it can be done before leaf out in mid-May.

Please let me know if you have any questions or need anything else.

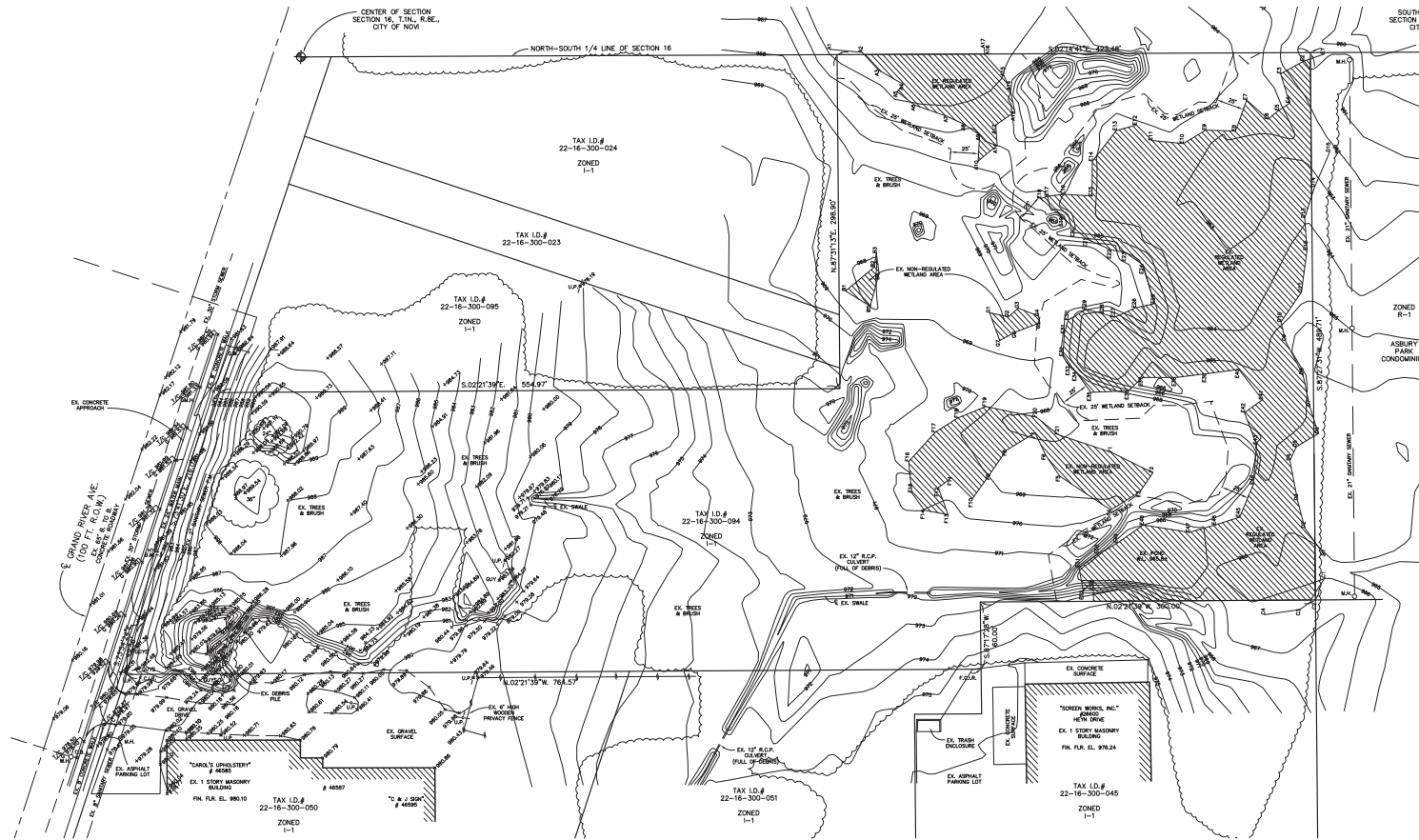
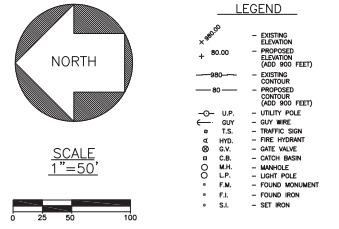
Thank you.

Woody

Woody L. Held
King & MacGregor Environmental, Inc.
43050 Ford Road, Suite 130
Canton, MI 48187
Cell: 734.558.0288
Office: 734.354.0594
Fax: 734.354.0593
www.king-macgregor.com

SITE PLAN

(Full plan set available for viewing at the Community Development Department.)



BENCH MARKS

NOV B.M. 16-2 RAILROAD SPIKE IN EAST SIDE POWER POLE ON WEST SIDE OF HWY ROAD, 400' N NORTH OF GRAND RIVER AVENUE. ELEVATION 945.85

NOV B.M. 16-7 CHEELED SQUARE ON EAST SIDE LIGHT POLE BASE, 125' S SOUTH OF THE C/O. OF GRAND RIVER AND 945' WEST OF C/O. OF HWY ROAD, ON WEST EDGE OF BT PARKING LOT FOR GATSBY'S BAR. ELEVATION 953.19

B.M. #3 ARROW ON HORNWAT 40' S. WEST OF THE C/O. OF GRAND RIVER AVE. AND 120' S. SOUTH OF THE NORTHWEST CORNER OF THIS SITE. ELEVATION 955.04

PROPERTY DESCRIPTION

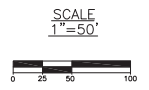
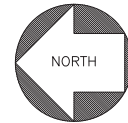
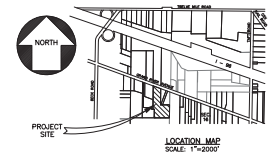
PART OF THE WEST 1/2 OF SECTION 16, T.1N, R.6E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED DISTANT FROM THE SOUTH 1/4 CORNER OF SECTION 16, N.02°14'41"W ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 16, 1735.83 FEET TO THE POINT OF BEGINNING, THENCE S.87°27'37"W ALONG THE NORTH LINE OF ASBURY PARK CONDOMINIUM, 489.71 FEET; THENCE N.02°21'39"W, 300.00 FEET; THENCE S.87°17'28"W, 65.00 FEET; THENCE N.02°21'39"W, 344.57 FEET TO THE SOUTH 50 FT. RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE S.73°54'24"E, 49.86 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S.73°41'25"E, 214.0 FEET; THENCE S.02°15'12"E, 54.97 FEET; THENCE N.07°17'15"E, 208.90 FEET TO THE NORTH-SOUTH 1/4 LINE OF SECTION, THENCE ALONG SAID SECTION LINE S.02°14'41"E, 423.48 FEET TO THE POINT OF BEGINNING, CONTAINING NEARLY 90 FT. OR 8.33 ACRES, PARCEL IS SUBJECT TO EASEMENTS OF RECORD, RESTRICTIONS, AND RIGHTS OF WAY TO THE PUBLIC. (TAX I.D.# 22-16-300-094)



NOTE: PORTIONS OF SITE TOPOGRAPHIC INFORMATION SHOWN FROM TOPOGRAPHIC MAP PREPARED BY KOTENKE & ASSOCIATES & PROVIDED BY CLIENT. SITE BOUNDARY INFORMATION BORNE FROM SURVEY PREPARED BY K&G GROUP, INC. & PROVIDED BY CLIENT. SITE WETLAND DELINEATION PERFORMED BY KING & MCGREGOR & PROVIDED BY CLIENT.

CLIENT: SERVMAN, LLC 46100 GRAND RIVER AVE. NOVI, MICHIGAN 48374 PHONE: 248/348-5600	DESIGNERS	PROPOSED	GRAND RIVER SOCCER PARK IN SECTION 16 OAKLAND COUNTY		EXISTING CONDITIONS PLAN Environmental engineers, Inc. 18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075 PHONE: 248/424-9510 FAX: 248/424-2954	CLIENT PROJECT NO. 1616	PROJECT NO. 1616
			CITY OF NOVI	MICHIGAN		DATE ISSUED 05/04/16	SHEET NO. TS-1



- LEGEND**
- - - EXISTING ELEVATION
 - + 80.00 - PROPOSED ELEVATION (AND 800 FEET)
 - - - EXISTING CONTOUR (AND 800 FEET)
 - - - PROPOSED CONTOUR (AND 800 FEET)
 - U.P. - UTILITY POLE
 - OUT - OUT WIRE
 - T.S. - TRAFFIC SIGN
 - HWY. - FIRE HYDRANT
 - W.V. - WATER VALVE
 - C.B. - CATCH BASIN
 - M.H. - MANHOLE
 - L.P. - LIGHT POLE
 - F.M. - FOUND MONUMENT
 - F.I. - FOUND IRON
 - S.I. - SET IRON

- BENCH MARKS**
- NOV B.M. 16-2 RAILROAD SPIKE IN EAST SIDE POWER POLE ON WEST SIDE OF HWY ROUTE 407'S NORTH OF GRAND RIVER AVENUE. ELEVATION 945.80
 - NOV B.M. 16-7 CHIEFED SQUARE ON EAST SIDE LIGHT POLE BASE. 125' SOUTH OF THE C/L OF GRAND RIVER AND 945' WEST OF C/L OF TAFT ROAD, ON WEST EDGE OF BT PARKING LOT FOR GATSBY'S BAR. ELEVATION 953.19
 - B.M. #3 ARROW ON HYDRANT 407'S SOUTHWEST OF THE C/L OF GRAND RIVER AVE. AND 120' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER OF THIS SITE. ELEVATION 950.04

PROPERTY DESCRIPTION

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BEGINNING AT A POINT LOCATED DISTANT FROM THE SOUTH 1/4 CORNER OF SECTION 16, N.02°14'41"W. ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 16, 1735.83 FEET TO THE POINT OF BEGINNING; THENCE S.87°27'30"W. ALONG THE NORTH LINE OF ASBURY PARK CONDOMINIUM, 489.71 FEET; THENCE S.02°21'39"W. 300.00 FEET; THENCE S.87°27'30"W. 60.00 FEET; THENCE N.02°21'39"W. 344.25 FEET TO THE SOUTH 50 FT. RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE S.73°54'24"E. 49.86 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S.73°54'24"E. 214.00 FEET; THENCE S.02°21'39"W. 544.97 FEET; THENCE AL.02°14'41"W. 423.48 FEET TO THE NORTH-SOUTH 1/4 LINE OF SECTION, THENCE ALONG SAID SECTION LINE S.02°14'41"W. 423.48 FEET TO THE POINT OF BEGINNING, CONTAINING NEARLY 50 FT. OR 0.39 ACRES, PARCEL IS SUBJECT TO EASEMENTS OF RECORD, RESTRICTIONS, AND RIGHTS OF WAY TO THE PUBLIC (TAX I.D.# 22-16-300-094)

GENERAL SITE DATA

SITE AREA: 346,571 SQ. FT. OR 0.39 ACRES (GROSS & NET)

SITE ZONING: - I LIGHT INDUSTRIAL

LOGS: QUANT. RATE USE: 100% PERMANENT PAVING

USE FROM: OCCASIONAL OVERFLOWING OF NEIGHBORING SUBURBAN COLLECTION SHOWPLACE

SITE PARKING REQUIRED: 30 SPACES/SOCCER FIELD + 2 FIELDS = 60 SPACES

SITE PARKING PROVIDED: 80 SPACES INCLUDING 4 BARRIER FREE SPACES

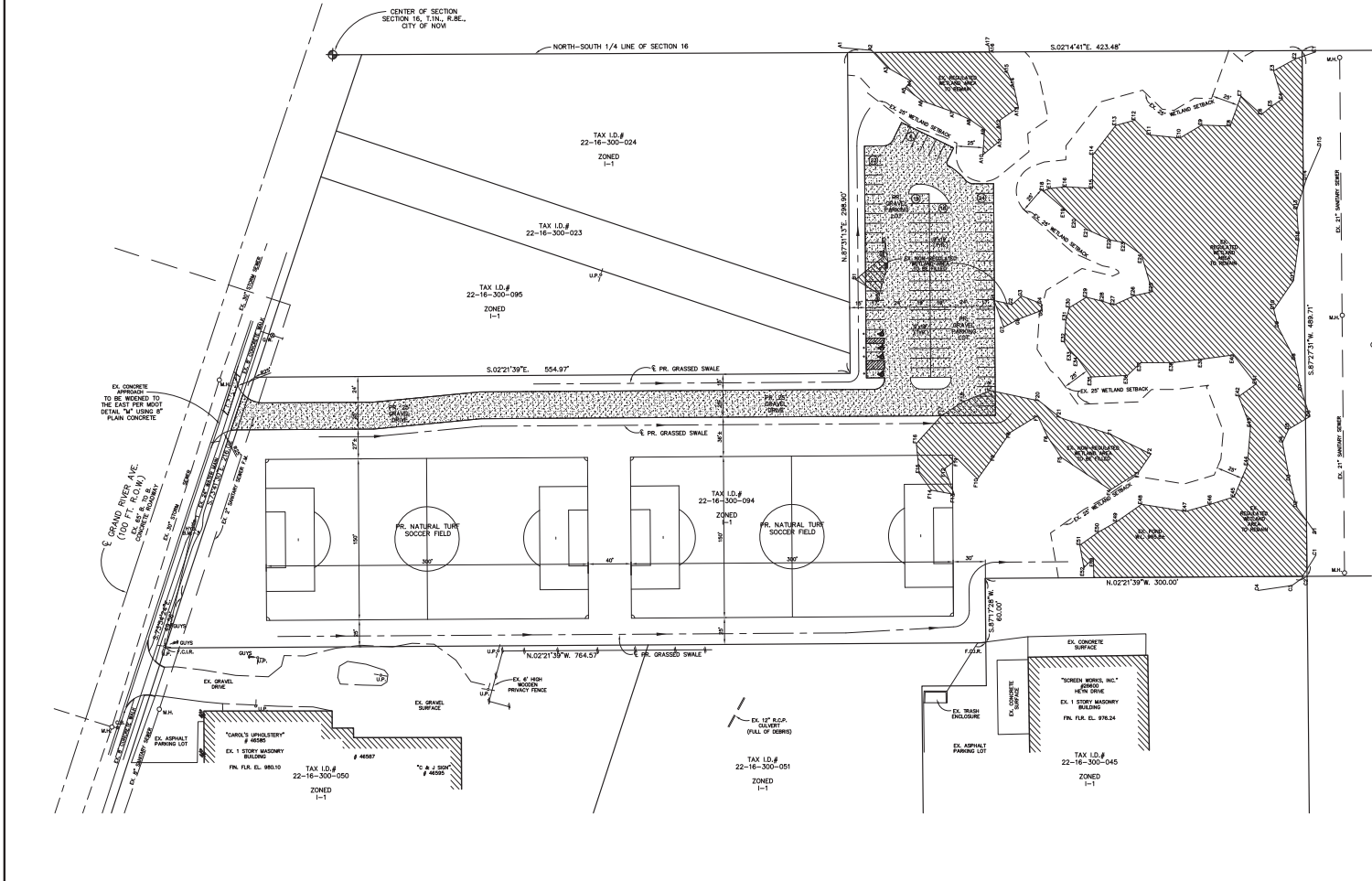
SITE TOILETS: MALETTE AND CAPAC SANDY LOAMS & HOUGHTON AND ADRIAN MUCKS BASED ON SOIL CONSERVATION MAPS.

SITE WETLANDS: WETLANDS EXIST ON THE SITE PER CITY OF NOVI WETLANDS MAP & KING & MCGREGOR WETLAND REGENERATION. PROPOSED CONSTRUCTION INCLUDES FILLING OF 0.25 ACRES OF NON-REGULATED WETLAND AREAS AND NO FILLING OF REGULATED WETLAND AREAS.

SITE WOODLANDS: WOODLANDS EXIST ON THE SITE PER CITY OF NOVI WOODLANDS MAP. PROPOSED CONSTRUCTION REQUIRES CLEARING OF APPROXIMATELY 3 ACRES OF WOODLANDS BELIEVED TO BE OF MINIMAL VALUE. WOODLANDS REPLACEMENT TO BE PER CITY OF NOVI ORDINANCE.

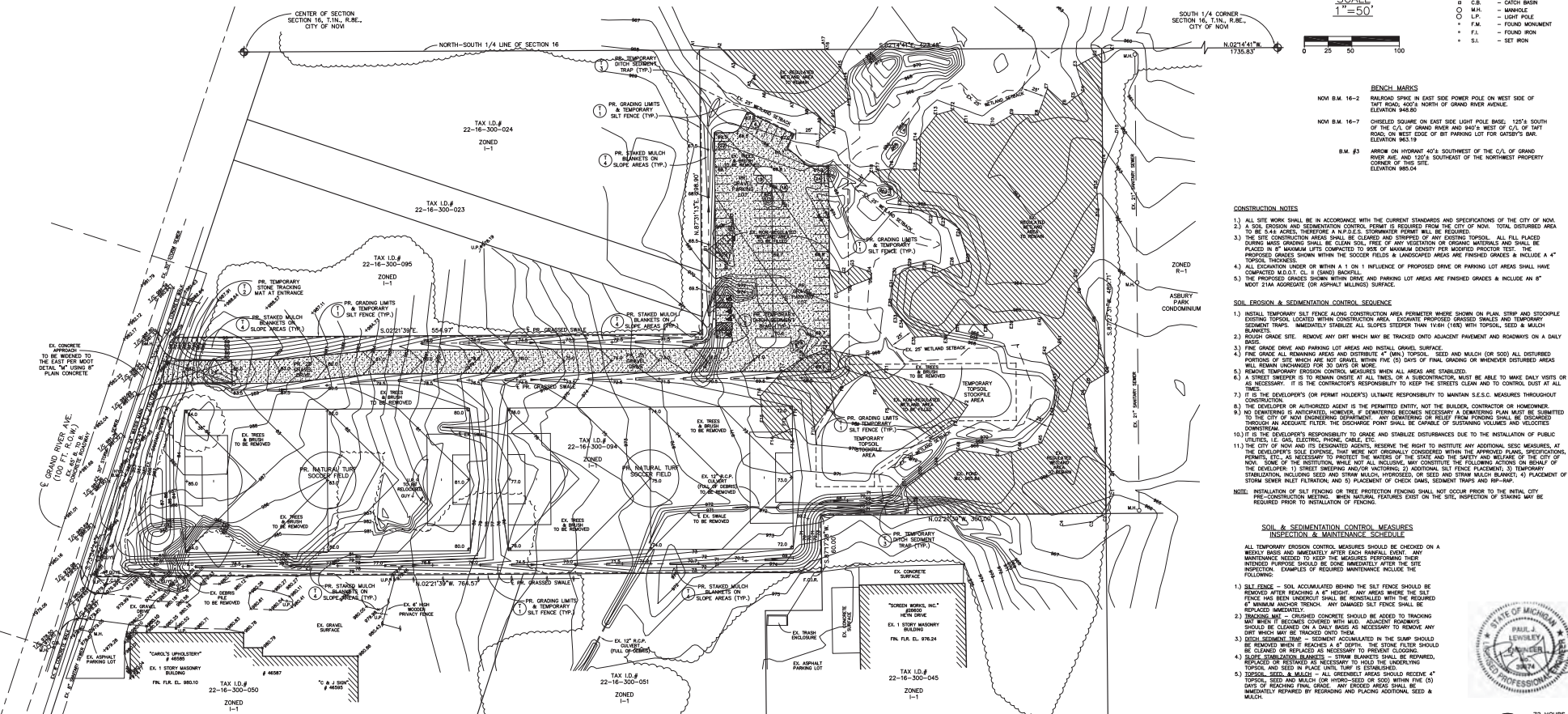
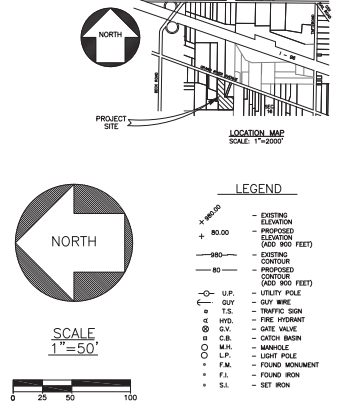
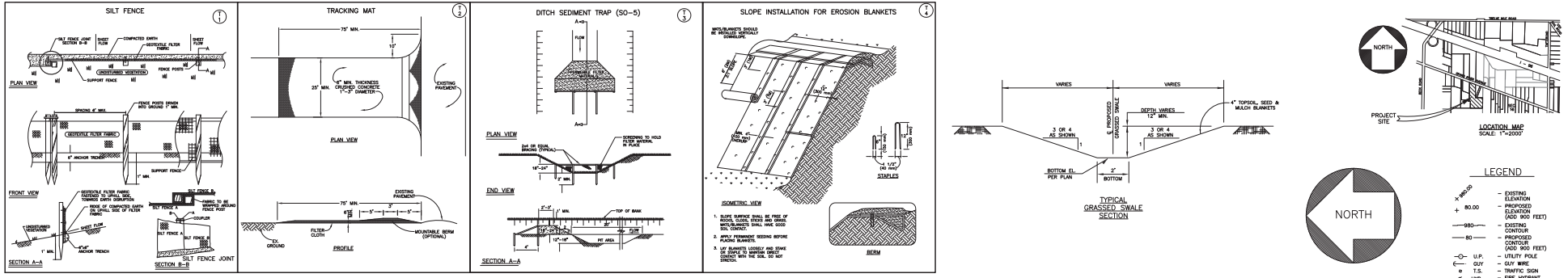
SITE FLOODPLAIN: PER NATIONAL FLOOD INSURANCE RATE MAP NUMBER 241500020F, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DATED SEPTEMBER 20, 2006, SUBJECT FLOOD IS INDICATED AS LINE 1. AREAS DETERMINED TO BE OUTSIDE 0.25 ANNUAL CHANCE FLOODPLAIN.

NOTE: PORTIONS OF SITE TOPOGRAPHIC INFORMATION SHOWN FROM TOPOGRAPHIC MAP PREPARED BY KOSTECKE & ASSOCIATES & PROVIDED BY CLIENT. SITE BOUNDARY INFORMATION BORNE FROM SURVEY PREPARED BY GUY GROUP, INC. & PROVIDED BY CLIENT. SITE WETLAND DELINEATION PERFORMED BY KING & MCGREGOR & PROVIDED BY CLIENT.



CLIENT: SERVMAN, LLC 46100 GRAND RIVER AVE. NOVI, MICHIGAN 48374 PHONE: 248/248-5600	REVISIONS	PROPOSED	CITY OF NOVI	PROJECT NO.: 1616	SHEET NO.: C-1
		GRAND RIVER SOCCER PARK IN SECTION 16 OAKLAND COUNTY			

Environmental engineers, inc.
18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
PHONE: 248/424-9510 FAX: 248/424-2954



CLIENT: SERVMAN, LLC 46100 GRAND RIVER AVE. NOVI, MICHIGAN 48274 PHONE: 248/248-5600	PROPOSED GRAND RIVER SOCCER PARK IN SECTION 16 CITY OF NOV	PROPOSED SOIL GRADING & SOIL EROSION CONTROL PLAN Environmental engineers, Inc. 18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075 PHONE: 248/424-9510 FAX: 248/424-2954	CLIENT PROJECT NO: 1616 DATE ISSUED: 05/04/16 SHEET NO: C-2
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