

PAVILION SHORE VILLAGE ZONING DISTRICT
MEMO TO COMMITTEE
MASTER PLAN EXCERPT
MAPS
DRAFT TEXT – OPTION A AND OPTION B
PLANNING COMMISSION MINUTES EXCERPT 8-28-2019

MEMORANDUM



TO: MEMBERS OF THE IMPLEMENTATION COMMITTEE
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: REVIEW TEXT AMENDMENT 18.291
DATE: MAY 10, 2021

The City of Novi 2016 Master Plan Update included recommendations for redevelopment of three sites within the City that were considered vacant or under-utilized given their location, unique features and size. One of the sites identified was named Pavilion Shore Village, due its proximity to the City's Pavilion Shore Park to the north. The area is located south of Thirteen Mile Road and extends southward along Old Novi Road. Staff, with assistance from consulting group MKSK, has developed the draft Pavilion Shore Village Zoning District text in response to the Master Plan recommendation for this area.

The relatively small area identified as Pavilion Shore Village in the Master Plan is approximately 6.02 acres. Of that area, approximately 3.15 acres was approved by the Planning Commission and City Council for rezoning and redevelopment using a Planned Rezoning Overlay (PRO) option. The terms of the PRO agreement specify that 20 single family detached homes can be developed, and provides specific conditions for development. This development, known as Lakeview, is shown on the map titled *Lakeview PRO Area*. That development is underway, with recent photos of the area shown in the packet taken on April 22, 2021.

Based on the guidance in the Master Plan, public comments from the Pavilion Shore Village workshop held in August 2018 (see workshop summary in packet), and feedback from residents during the Lakeview PRO process, staff developed the draft text to address the unique nature of the area and limit the types of uses allowed in the commercial area. MKSK provided an analysis and comparison to existing development in the surrounding area (see memo attached). We presented the **Option A** draft text to the Planning Commission in August 2019. At that time, the Planning Commission recommended the proposed district be forwarded to the Implementation Committee for further review. The minutes from that meeting are in your packet.

In **Option A**, staff proposed the rezoning of the entire 6.02 acres shown in the Master Plan to the new Pavilion Shore Village Zoning District. As the Lakeview PRO is generally consistent with the recommendations of the Master Plan, and the new ordinance as drafted, this area would be included in the rezoning. Those parcels would still be subject to the terms and conditions of the approved PRO Agreement.

In **Option A**, the proposed district would contain two sub-districts, one for Commercial uses and one for Residential uses. The commercial uses would be limited to those parcels currently zoned B-3 and the residential uses would be permitted on the parcels currently zoned R-4 and those in the Lakeview area. The development standards were crafted to ensure that new development complements the existing community character, promotes walkability, and enhances the overall quality of life in the neighborhood.

On the Commercial parcels, which represent a total of 1.61 acres, the uses permitted would be restricted to a smaller number of categories than currently allowed under the B-3 zoning in order to be more compatible with the small lot sizes and surrounding uses. Small-scale business types that support the existing residents and park visitors are encouraged, such as restaurants, retail uses like specialty food stores and recreational goods, or services such as bicycle rental and repair. The current businesses in the area today are also permitted within the new district. Setbacks have been reduced to bring buildings closer to the street in order to enhance the walkable, pedestrian-oriented nature of the area. This also gives more flexibility for development.

In the Residential sub-district, new development standards similar to those that were approved for Lakeview, and in line with existing development in nearby neighborhoods, would allow some additional flexibility due to the unique shape of the available area, while limiting the uses permitted to single family residential or live-work uses. The development potential for the residential portion (excluding Lakeview's 20 units), a total of 1.26 acres, is 7 units under the proposed standards if all of the parcels were redeveloped. Under typical R-4 standards, 4 units could be developed ($3.3 \text{ du/ac} * 1.26 \text{ ac} = 4.15 \text{ units}$). As currently platted, 6 units could be developed, however some variances for R-4 setbacks and/or lot coverage may be required for some lots.

Based on compelling comments from Mr. & Mrs. Duchesneau at the Planning Commission meeting in 2019, Staff has also prepared an **Option B** for the text amendment for the Committee to consider. As they stated, with Lakeview currently under development, the six remaining residential parcels either have existing homes or can be developed under the requirements of the R-4 District as currently zoned and configured. The Option B text amendment would therefore remove all the residential parcels, and limit the rezoning to the 1.61 acres of commercial properties. The same uses would be permitted as proposed in Option A, but Live/Work Units would be added.

The Committee is asked to review the proposed amendments and discuss the preferred version to move forward for public hearing. Before the hearing, staff will share the proposed ordinance amendment with those property owners within and adjacent to the district, with a letter explaining the process. Following the public hearing, the Planning Commission will be asked to make a recommendation to the City Council on the proposed ordinance amendments. The attached Option A and Option B of the proposed amendment is subject to review and changes by the Implementation Committee, City

staff and/or the City Attorney's Office. Please contact Lindsay Bell 248.347.0484 or lbell@cityofnovi.org with any questions or concerns.

Redevelopment Site 1: Pavilion Shore Village

The intersection of Old Novi Road and Thirteen Mile Road has been identified by the City as a potential redevelopment area. It is envisioned that redevelopment of this area could establish a unique sense of place at the corner of Old Novi Road and Thirteen Mile Road by providing housing and commercial uses that are inspired by the natural and recreational features of the park and lake.

Conceptually known as the Pavilion Shore Village, the site is surrounded on the east and west by medium-density residential development. To the north is Pavilion Shore Park, on the south shore of the 670-acre all-sports Walled Lake. The current land area encompasses a total of 8 acres, which includes 41% vacant, 28% commercial/office, 20% single-family residential, and 11% roadway. The recently upgraded Pavilion

Shore Park north of the intersection provides a desirable park and green space connection adjoining the mixed use redevelopment. The market assessment conducted with this Master Plan Update estimates 50%-60% of new units would be oriented towards active adults with housing concentrations that are walkable and have a range of services. The greatest potential assets of the site are the park and lake to the north. Where feasible, development should face the park to enhance the visibility and competitiveness of the commercial uses and desirability of the residential dwellings. Seasonal and year-round outdoor restaurant-entertainment activity is appropriate.

Components of the District

Housing

Given the proximity to the lake and residential nature of the area, housing is envisioned in either two- to three-story mixed-use buildings oriented to W. Thirteen Mile and Old Novi Roads or as one-story “cottage court” style homes. Smaller, market-rate housing units, either for sale or rent will offer unique housing for young professionals and empty-nesters.

Commercial, Restaurant, and Entertainment Uses

All-sports Walled Lake, Pavilion Shore Park, and nearby Lakeshore Park offer passive and active recreation amenities that draw Novi residents and those from surrounding communities. Commercial uses could tap into the needs of these recreation users and offer related goods and services such as equipment sales, service, instruction, and rentals; fitness-related clothing; and healthy food and dining.



Source: Fairmont Properties



Source: CWD Real Estate



Source: Cottage Company



Source: Cottage Company

Above, left: Map of Pavilion Shore Village planning area, in context with existing land use. Above, right (clockwise from upper left): unique townhomes in Hudson, Oh; Gaslight Village mixed use in Grand Rapids, MI; Eriksen Cottages on Bainbridge Island, WA; Danielson Grove, Kirkland, WA

Transportation & Parking

Vehicular parking could be provided in surface parking lots behind the mixed-use buildings and on-street parking could be allowed along Old Novi Road. Accommodations should be made for bicycle parking to encourage the connections between the nearby recreation facilities. Safe, comfortable, and attractive non-motorized transportation facilities should be provided that connect this site with surrounding neighborhoods, as well as activities and shopping at Twelve Oaks Mall and West Oaks 1 and 2 Shopping Center.

Character of Development & Placemaking

High-quality architectural design and natural materials that visually and physically connect to the natural environment are encouraged. Landscaping elements should be integrated into site design to provide walkable connectivity with the adjoining Pavilion Shore Park. All development should be sensitive to adjoining residential neighborhoods through screening of parking areas, orientation of commercial uses to W. Thirteen Mile and Old Novi Roads, and by incorporating a mid-block pass through development on W. Thirteen Mile Road that allows visual and physical connectivity with the park and lake.

Sustainability

The attraction of this redevelopment area is the proximity to Walled Lake and related City parks. An emphasis should be placed on low-impact development techniques as this area redevelops. Sites should be designed to mitigate storm-water runoff and landscaping should be comprised of native, low-maintenance plants that do not require chemical treatments for long-term health.

Development of the District

The creation of a simple form-based district that defines building forms and architectural elements should be considered to encourage redevelopment of this area as envisioned.

The City should also prioritize implementation of its Non-motorized Transportation Plan in this area, particularly as it relates to connections with the nearby parks.



Source: Jim Hess



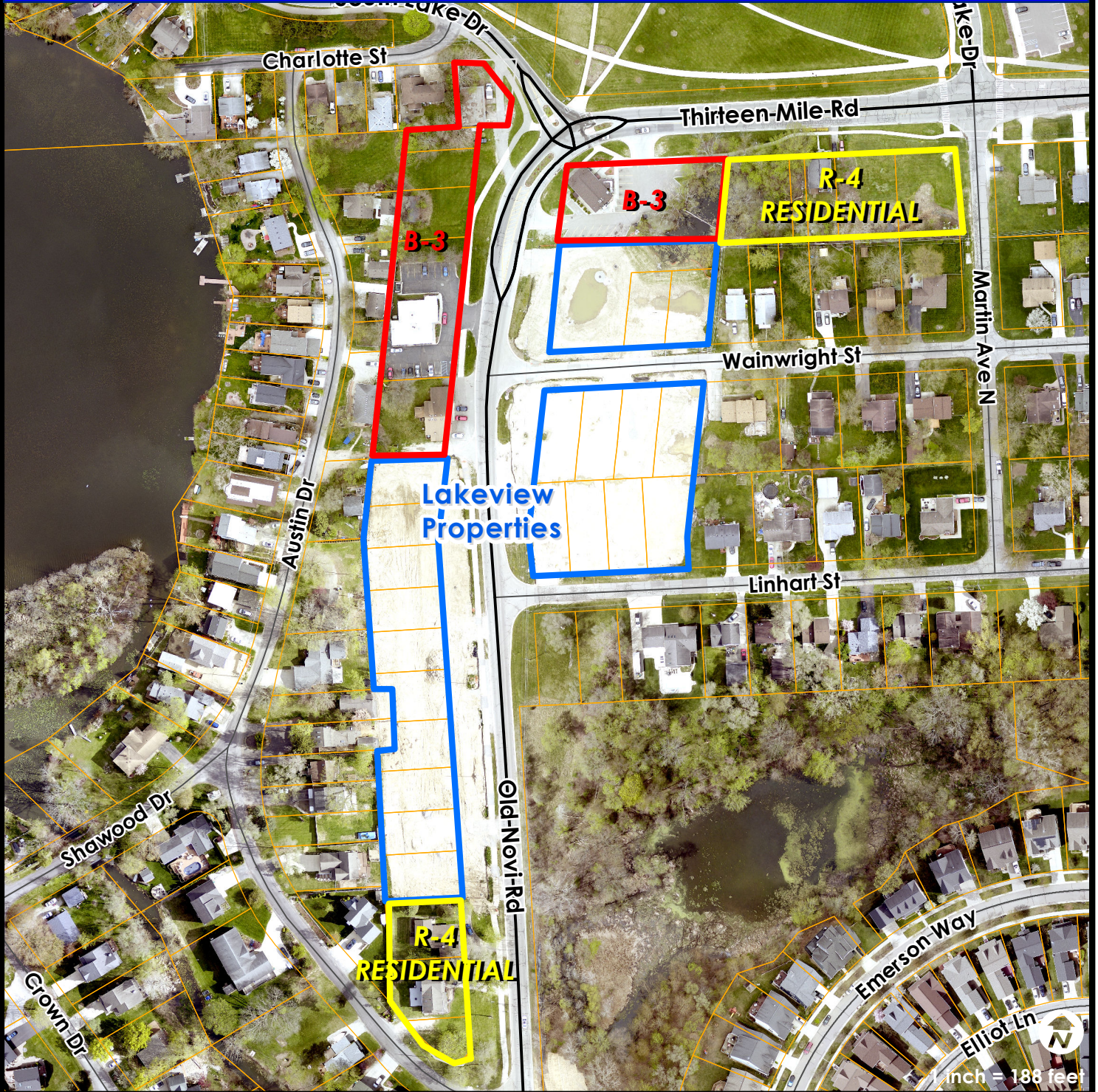
Source: Neumann Smith



Source: Real Building Consultants

Clockwise from top left: Example of walkable environment assisted with sidewalk landscape amenities (East Grand Rapids); Paved pathways in Pavilion Shore Park that continue for miles with a regional network of non-motorized connectivity; Example of green infrastructure surface parking lot in rear of commercial; Attractive shopping and entertainment activities within walking/biking distance; Grand opening in 2014 of fishing pier at Pavilion Park.

PAVILION SHORE VILLAGE AREA

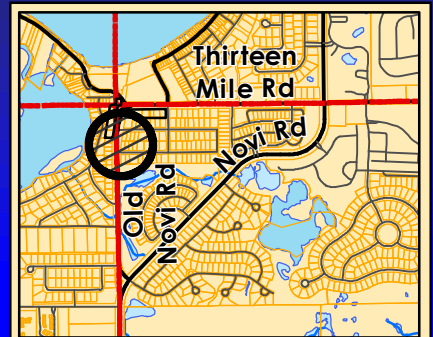


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MAP INTERPRETATION NOTICE

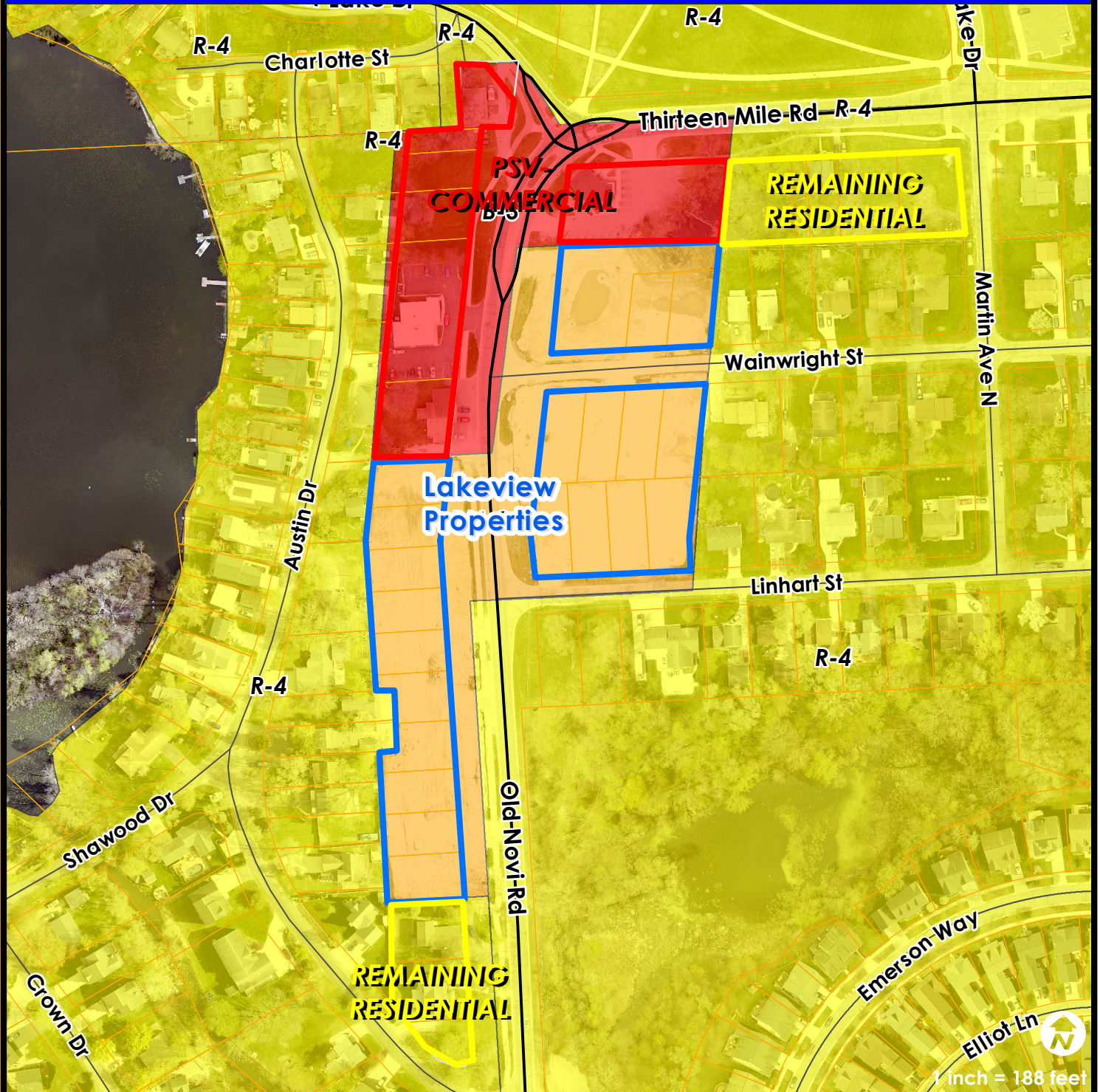
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Map Author: Lindsay Bell
 Date: April 2021
 Project: PAV SHORE VILLAGE
 Version #: 1

PAVILION SHORE VILLAGE AREA

Current Zoning

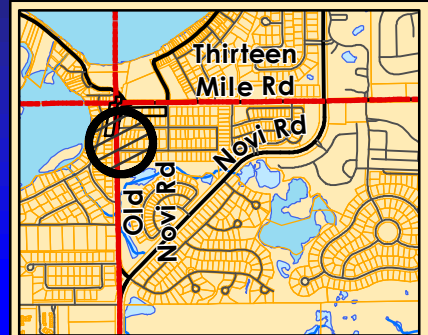


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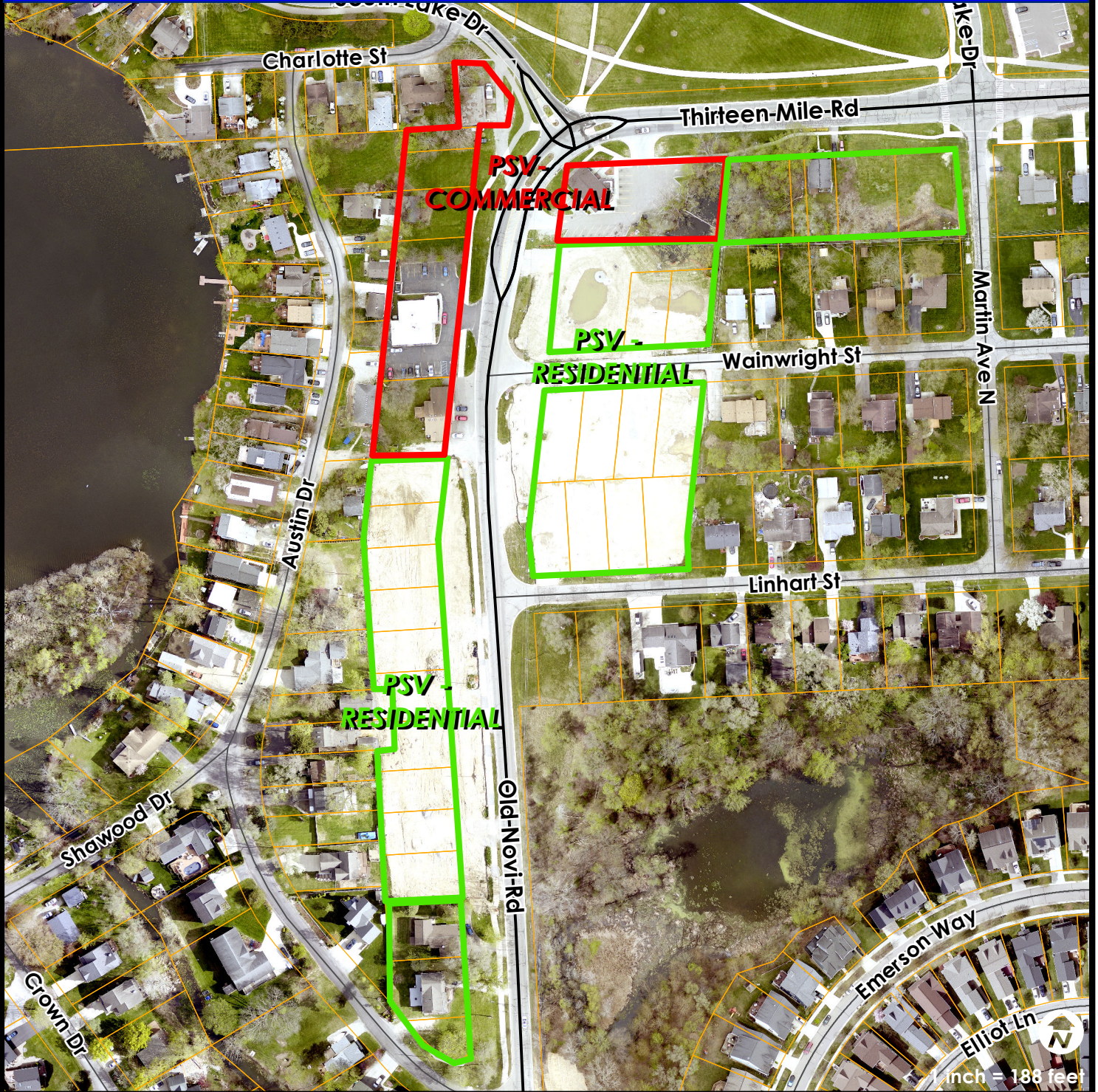
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Map Author: Lindsay Bell
 Date: 8/12/19
 Project: PAV SHORE VILLAGE
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PAVILION SHORE VILLAGE AREA OPTION A

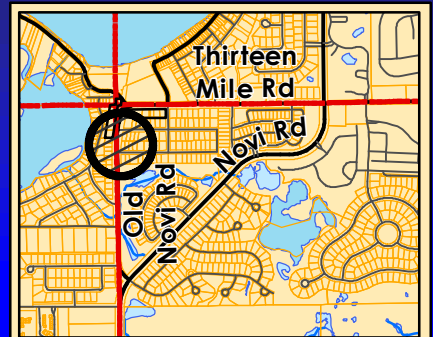


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Date: April 2021
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OPTION A - DRAFT

Pavilion Shore Village Zoning District

3.0 Zoning Districts

3.1 Districts Established

29. PVS Pavilion Shore Village District

3.1.29 PVS Pavilion Shore Village District

A. Intent

The Pavilion Shore Village District (as outlined on the map labeled "Pavilion Shore Village Location Map") is established to implement the vision and goals of the City of Novi 2016 Master Plan and specifically address the vision of the Pavilion Shore Village area. The development standards are described to ensure that new development complements the existing community character, promotes walkability, and enhances the overall quality of life in the neighborhood. Small-scale business types that can be supported by the surrounding residents and visitors to the area are encouraged in the areas designated PSV-Commercial. Detached single-family homes or live-work units are permitted in areas designated for PSV-Residential areas. Uses that would not be compatible with the surrounding area's existing land use and community character are prohibited.

B. Principal Permitted Uses (in PSV-Commercial)

- i. Restaurants: Sit-down, Fast Food Carryout or Fast Food Sit-Down
- ii. Retail Business Uses (Such as specialty food stores, recreational retail or sporting goods stores)
- iii. Retail Business Service Uses (Such as Pet Grooming, Bicycle Rental and Repair, and Personal Service Establishments)
- iv. Live/work units
- v. Uses similar to those listed above, as determined by the Planning Commission
- vi. Accessory Structures and Uses (4.19)

C. Special Land Uses

- i. Veterinary Hospitals or Clinics

D. PSV-Commercial Development Standards

Lot Size

Minimum lot area: _____ See Section 3.6.2.D

Minimum lot width: _____ See Section 3.6.2.D

Lot Coverage

Maximum lot coverage: _____ See Section 3.6.2.D

Setbacks

OPTION A - DRAFT

Minimum front yard setback: 0 ft

Maximum front yard setback: 20 ft

Minimum rear yard setback: 25 ft

Minimum side yard setback: 15 ft

Building Height

Maximum building height: 30 ft

Parking Setbacks

Front yard setback: Front yard parking is not permitted

Rear yard setback: 10 ft

Side yard setback: 10 ft

E. Principal Permitted Uses (in PSV-Residential)

- i. One-family detached dwellings
- ii. Home occupations (4.4)
- iii. Live/Work Units (4.71)
- iv. Accessory Structures and Uses (4.19)

F. PSV-Residential Development Standards

Lot Size Minimum lot area 6,000 sq ft

Minimum lot width: 60 ft

Lot Coverage

Maximum lot coverage: 45%

Setbacks

Minimum front yard setback: 5 ft

Minimum rear yard setback: 25 ft

Minimum side yard setback: 5 ft one side; 15 ft total two sides

Building Height

Maximum building height: 35 ft or 2.5 stories, whichever is less

Floor Area

Minimum floor area per unit: 1,000 sq ft

Dwelling Unit Density

Maximum density

OPTION A - DRAFT

DU's/Net Site Area: 7.3 du/ac

Section 3.29 Pavilion Shore Village Required Conditions

A. Landscaping Standards. The landscaping for any development, including along the right-of-way, landscaping as a buffer for parking lots, and landscaping as a buffer between commercial and residential uses, shall conform to the standards below.

<u>Non Residential adjacent to Residential</u>				
<u>Required Buffer:</u>		<u>6-foot tall opaque fence or masonry wall along all property lines abutting Single family residential</u>		
<u>Right-of-Way Buffers</u>		<u>Minimum Standards</u>		
	<u>Greenbelt width</u>	<u>Wall</u>	<u>Greenbelt Trees</u>	<u>Canopy Street Trees**</u>
<u>Residential</u>	<u>5 feet</u>	<u>Not required*</u>	<u>None</u>	<u>1 per 35lf (1 min for lots <35 ft wide)</u>
<u>Commercial</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Adj to parking</u>	<u>5 feet</u>	<u>3 ft masonry wall with landscaping in front</u>	<u>1 subcanopy tree per 25 lf</u>	<u>-</u>
<u>Not adj to parking</u>	<u>5 feet</u>	<u>36" tall hedge</u>	<u>None</u>	<u>-</u>

** Use subcanopy trees if overhead wires exist in right-of-way.

B. The following conditions shall apply to all properties designated Pavilion Shore Village-Residential, as shown on the Zoning Map (unless otherwise subject to the terms and conditions of the Lakeview PRO Agreement, which will continue to be subject to the terms and conditions of the Agreement):

1. Residential Design Standards
 - a. All new development shall consider and incorporate architectural and design elements of the surrounding residential neighborhood which primarily consists of smaller cottage and bungalow-style single-family homes.
 - b. Residential garages, attached or detached, shall be set back a minimum of 5 feet from the front face of the primary residential dwelling, and no closer than 6 feet from a side or rear lot line.
 - c. Homes shall have a covered main entry porch with a floor area measuring at least 75 square feet in area, and minimum dimensions of not less than six (6) feet in length and width.
2. Streetscape Amenities: Amenities along Old Novi Road and 13 Mile Road shall include landscape plantings, benches and other such features that reflect a

OPTION A - DRAFT

- consistent theme and shall take into consideration the surrounding neighborhood. All such amenities shall be privately maintained and shall be available for public use and enjoyment.
3. Single Family Detached Structures shall follow the process for review described in Section 3.7 for single lot plot plans.
- C. The following conditions shall apply to all commercial uses in the area designated as Pavilion Shore Village-Commercial district, as shown on the Zoning Map:
1. Off-Street Parking Standards
 - a. Side yard parking adjacent to a front yard shall be setback from the front building facade line by a minimum of five (5) feet.
 - b. Shared Parking is encouraged and subject to approval by the Planning Commission as described in Section 5.2.7.
 - c. Other off-street parking standards and possible reductions shall follow the standards set forth in Section 5.2 Off-Street Parking Requirements.
 2. Ground Floor Transparency Standards.
 - a. Transparency is defined as clear and non-reflecting glass or other clear material that provides unobstructed views into the building interior.
 - b. At least 60 percent of the building facade between 3 and 8 feet elevation height along the primary street frontage shall be transparent in order to engage pedestrians with goods and services being offered, as well as to enhance the overall aesthetics of the street.
 3. Streetscape Amenities: The use of decorative, pedestrian-scale parking lot lighting, public pathways, bicycle racks, and similar site features shall be an integral part of any site plan in the PSV district. Amenities along Old Novi Road or 13 Mile Road shall include landscape plantings, seating and other such features that reflect a consistent theme, and shall take into consideration the surrounding neighborhood. All such amenities shall be privately maintained and shall be available for public use and enjoyment.
 4. Uncovered roof seating areas and general outdoor dining and seating (in accordance with Section 4.84 Outdoor Restaurants) for a restaurant or specialty food store, may be permitted upon a demonstration by the applicant that such seating would not jeopardize public safety and/or privacy of adjoining uses and would not result in any other adverse consequences to the surrounding area, and, particularly, adverse consequences to residential uses.
 5. All businesses, services or processing, except for off-street parking or loading and, where permitted, outside dining, shall be conducted within a completely enclosed building. Loading and unloading shall take place in the rear yard or side yard. A designated area of not less than 200 square feet shall be dedicated for loading and unloading purposes. Loading and unloading requirements may be waived by the approving body upon further review given the proper justification from the applicant that the loading and unloading area is unnecessary for their business or services.
 6. The outdoor storage of goods or materials shall be prohibited.
 7. All Non-residential site plans shall be submitted and reviewed according to Section 6.1.

OPTION A - DRAFT

4.0 Use Standards

The following section details where amendments should be made to Section 4.0 Use Standards in the Novi Zoning Ordinance in accordance with the Pavilion Shore Village Overlay District.

PSV-Commercial district shall be included in the Use Standards in the following sections:

4.31 VETERINARY HOSPITALS OR CLINICS

Veterinary hospitals or clinics are permitted as a special land use in the B-2, B-3, NCC, PSV-C, TC, and TC-1 districts. They are also a special land use in the I-1 and EXPO districts when the I-1 and EXPO districts are abutting residential districts. In the I-1 and EXPO districts, when not abutting a residential district, and in the I-2 district they are a permitted use. In all districts they are subject to the following:

1. In the B-2, B-3, NCC, PSV-C, TC, TC-1, I-1, I-2 and EXPO districts:
 - A. All activities must be conducted within a totally enclosed building
 - B. All buildings must be set back at least two-hundred (200) feet from abutting residential districts on the same side of the street.
2. In the B-2, B-3 NCC, PSV-C, TC, TC-1 and I-1 (when the I-1 district is abutting residential) districts a noise impact statement is required subject to the standards of Section 5.14.10.B.

PSV-Residential district shall be included in the Use Standards in the following sections:

4.4 HOME OCCUPATIONS

In the RA, R-1, R-2, R-3, ~~and~~ R-4 and PSV-R districts, home occupations are permitted subject to the following regulations:

1. There is no sign, advertising device, or other manifestation displayed on the inside of the dwelling so as to be visible through a window or glass area, or located on the exterior of the dwelling structure or within any yard area, which such sign, devise, or manifestation suggests or implies the existence of a home occupation.
2. The home occupation is conducted wholly within the main building by the residents thereof.
3. There is not involved the keeping of a stock in trade and no article shall be sold or offered for sale from the home. Articles made in the home by the inhabitants thereof, may be delivered by the resident to markets off premises.
4. Home occupations shall not be carried on to an extent so as to require parking in excess of that required for the residential structure in which it is located.
5. Any home occupation that creates objectionable noise, fumes, odor, dust, electrical interference or more than normal residential traffic shall be prohibited.

4.71 LIVE/WORK UNITS

In the PSLR and PSV-Residential district, dwelling units providing for living and working areas are permitted as a special land use subject to the following restrictions:

1. Units must contain at least one (1) bedroom, one (1) bathroom, and kitchen facilities;

OPTION A - DRAFT

2. Minimum floor area per live/work unit shall be seven-hundred fifty (750) square feet in the PSLR district, and one-thousand (1000) square feet in the PSV-Residential district.
3. In addition to residential uses the following uses shall be permitted:
 - A. Photography, art, craft, music and similar studios.
 - B. Professional offices of architects, engineers, lawyers, accountants ~~of or~~ other similar professionals.
4. Employees shall be limited to residents of the live/work unit and up to two (2) additional employees.
5. Maximum six and one-half (6.5) dwelling units per net acre in the PSLR district.

PAVILION SHORE VILLAGE AREA OPTION B

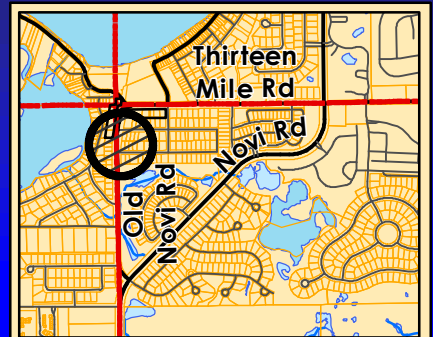


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OPTION B - DRAFT

Pavilion Shore Village Zoning District

3.0 Zoning Districts

3.1 Districts Established

29. PVS Pavilion Shore Village District

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B. Principal Permitted Uses

- i. Restaurants: Sit-down, Fast Food Carryout or Fast Food Sit-Down
- ii. Retail Business Uses (Such as specialty food stores, recreational retail or sporting goods stores)
- iii. Retail Business Service Uses (Such as Pet Grooming, Bicycle Rental and Repair, and Personal Service Establishments)
- iv. Live/work units
- v. Uses similar to those listed above, as determined by the Planning Commission
- vi. Accessory Structures and Uses (4.19)

C. Special Land Uses

- i. Veterinary Hospitals or Clinics

D. PSV- Development Standards

Lot Size

Minimum lot area: _____ See Section 3.6.2.D

Minimum lot width: _____ See Section 3.6.2.D

Lot Coverage

Maximum lot coverage: _____ See Section 3.6.2.D

Setbacks

Minimum front yard setback: _____ 0 ft

Maximum front yard setback: _____ 20 ft

OPTION B - DRAFT

Minimum rear yard setback: 25 ft

Minimum side yard setback: 15 ft

Building Height

Maximum building height: 30 ft

Parking Setbacks

Front yard setback: Front yard parking is not permitted

Rear yard setback: 10 ft

Side yard setback: 10 ft

Section 3.29 Pavilion Shore Village Required Conditions

A. Landscaping Standards. The landscaping for any development, including along the right-of-way, landscaping as a buffer for parking lots, and landscaping as a buffer between commercial and residential uses, shall conform to the standards below.

<u>Non Residential adjacent to Residential</u>				
<u>Required Buffer:</u>		<u>6-foot tall opaque fence or masonry wall along all property lines abutting Single family residential</u>		
-				-
-				-
<u>Right-of-Way Buffers</u>		<u>Minimum Standards</u>		
	<u>Greenbelt width</u>	<u>Wall</u>	<u>Greenbelt Trees</u>	<u>Canopy Street Trees**</u>
<u>Adj to parking</u>	<u>5 feet</u>	<u>3 ft masonry wall with landscaping in front</u>	<u>1 subcanopy tree per 25 lf</u>	-
<u>Not adj to parking</u>	<u>5 feet</u>	<u>36" tall hedge</u>	<u>None</u>	-

** Use subcanopy trees if overhead wires exist in right-of-way.

B. The following conditions shall apply to all uses in the area designated as Pavilion Shore Village district, as shown on the Zoning Map:

1. Off-Street Parking Standards
 - a. Side yard parking adjacent to a front yard shall be setback from the front building facade line by a minimum of five (5) feet.
 - b. Shared Parking is encouraged and subject to approval by the Planning Commission as described in Section 5.2.7.
 - c. Other off-street parking standards and possible reductions shall follow the standards set forth in Section 5.2 Off-Street Parking Requirements.

OPTION B - DRAFT

2. Ground Floor Transparency Standards.
 - a. Transparency is defined as clear and non-reflecting glass or other clear material that provides unobstructed views into the building interior.
 - b. At least 60 percent of the building façade between 3 and 8 feet elevation height along the primary street frontage shall be transparent in order to engage pedestrians with goods and services being offered, as well as to enhance the overall aesthetics of the street.
3. Streetscape Amenities: The use of decorative, pedestrian-scale parking lot lighting, public pathways, bicycle racks, and similar site features shall be an integral part of any site plan in the PSV district. Amenities along Old Novi Road or 13 Mile Road shall include landscape plantings, seating and other such features that reflect a consistent theme, and shall take into consideration the surrounding neighborhood. All such amenities shall be privately maintained and shall be available for public use and enjoyment.
4. Uncovered roof seating areas and general outdoor dining and seating (in accordance with Section 4.84 Outdoor Restaurants) for a restaurant or specialty food store, may be permitted upon a demonstration by the applicant that such seating would not jeopardize public safety and/or privacy of adjoining uses and would not result in any other adverse consequences to the surrounding area, and, particularly, adverse consequences to residential uses.
5. All businesses, services or processing, except for off-street parking or loading and, where permitted, outside dining, shall be conducted within a completely enclosed building. Loading and unloading shall take place in the rear yard or side yard. A designated area of not less than 200 square feet shall be dedicated for loading and unloading purposes. Loading and unloading requirements may be waived by the approving body upon further review given the proper justification from the applicant that the loading and unloading area is unnecessary for their business or services.
6. The outdoor storage of goods or materials shall be prohibited.
7. All site plans shall be submitted and reviewed according to Section 6.1.

4.0 Use Standards

The following section details where amendments should be made to Section 4.0 Use Standards in the Novi Zoning Ordinance in accordance with the Pavilion Shore Village Overlay District.

The PSV district shall be included in the Use Standards in the following sections:

4.31 VETERINARY HOSPITALS OR CLINICS

Veterinary hospitals or clinics are permitted as a special land use in the B-2, B-3, NCC, PSV, TC, and TC-1 districts. They are also a special land use in the I-I and EXPO districts when the I-1 and EXPO districts are abutting residential districts. In the I-1 and EXPO districts, when not abutting a residential district, and in the I-2 district they are a permitted use. In all districts they are subject to the following:

1. In the B-2, B-3, NCC, PSV, TC, TC-1, I-1, I-2 and EXPO districts:
 - A. All activities must be conducted within a totally enclosed building

OPTION B - DRAFT

- B. All buildings must be set back at least two-hundred (200) feet from abutting residential districts on the same side of the street.
2. In the B-2, B-3 NCC, PSV, TC, TC-1 and I-1 (when the I-1 district is abutting residential) districts a noise impact statement is required subject to the standards of Section 5.14.10.B.

4.71 LIVE/WORK UNITS

In the PSLR and PSV district, dwelling units providing for living and working areas are permitted as a special land use subject to the following restrictions:

1. Units must contain at least one (1) bedroom, one (1) bathroom, and kitchen facilities;
2. Minimum floor area per live/work unit shall be seven-hundred fifty (750) square feet in the PSLR district, and one-thousand (1000) square feet in the PSV district.
3. In addition to residential uses the following uses shall be permitted:
 - A. Photography, art, craft, music and similar studios.
 - B. Professional offices of architects, engineers, lawyers, accountants ~~of or~~ other similar professionals.
4. Employees shall be limited to residents of the live/work unit and up to two (2) additional employees.
5. Maximum six and one-half (6.5) dwelling units per net acre in the PSLR district.



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

August 28, 2019 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 7:03 PM.

ROLL CALL

Present: Member Avdoulos, Member Gronachan, Member Lynch, Member Maday

Absent: Member Anthony, Member Ferrell, Chair Pehrson

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Victor Boron, Staff Engineer; Kate Richardson, Staff Engineer; Thomas Schultz, City Attorney

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Gronachan.

VOICE VOTE TO APPROVE THE AUGUST 28, 2019 AGENDA MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRONCHAN.

Motion to approve the August 28, 2019 Planning Commission Agenda. Motion carried 4-0.

AUDIENCE PARTICIPATION

Dorothy Duchesneau, 125 Henning, said given where we are today, August of 2019, and with Robertson Brothers PRO approved for Lakeview, and it's not August of 2018 anymore when citizen input was given at the Pavilion Shore Park workshop, I don't understand why the entire six acres mentioned today as the proposed rezoning of Pavilion Shore Village needs to be rezoned.

Robertson Brothers was approved this past spring as a PRO development with an overlay. The new development does not even need to be part of the Pavilion Shore footprint. It seems like an overlay on top of an overlay on top of an already existing subdivision overlay, which is getting redundant. This portion of the neighborhood, as per the 2016 Master Plan, is now being developed and it's being fixed. The properties that were sold to Robertson Brothers were part of two subdivisions that were platted and date back ninety years. They

should stay under the aspects of the subdivisions they are part of and the PRO they are building it under. The new homeowners will be part of Lakeview and under their own home owners association.

By eliminating the lots on 13 Mile Road that face the park currently from the Pavilion Shore Park equation these would then be left as viable buildable home lots as part of their existing subdivision. They would fit in with the other homes built to the east on 13 Mile Road and they would also fit in with the homes behind them, which does not need to be business. The two existing homes on the north end of Austin Drive and on the west side of Old Novi Road are fine being left in their respective subdivision, they do not need to be a part of the Pavilion Shore District either.

Dorothy Duchesneau continued to say now that leaves the remaining properties at the intersection of Old Novi Road, South Lake Drive, and 13 Mile Road. These are very challenging, they are 1.66 acres that face the park and straddle Old Novi Road on two sides and that should be defined as Pavilion Shore Village. With the Park across from it, this is an area that screams Walkable Novi. Everything in it is either non-conforming to current standards, grandfathered, or too small to do anything with in today's rules. This is where the rezoning help is needed.

It currently has three existing long-time successful neighborhood businesses, they consist of 1.18 acres, and there is the Lakeview Bar, Vet Select, and the party store. What remains is only 0.4 acres. Those 0.4 acres consist of four lots under one owner. They are unique properties. In addition to the three existing businesses, that should be Pavilion Shore Village. This should be an area that makes sense for redevelopment that does need help. Thank you.

Michel Duchesneau, 1191 South Lake Drive, said I recognize that there is not a public hearing on Pavilion Shore Village, but would like to offer some comments. I followed the proposals for this area and have spoken before the Planning Commission, the City Council, and the Zoning Board of Appeals on multiple occasions regarding citizen preferences and the 2016 vision as a respondent in the Master Plan.

In short, the 2016 Master Plan goal of redeveloping this area while supporting the existing businesses has been substantially accomplished. The ten additional parking spaces being added along Old Novi Road have been needed by the three existing businesses in the area and achieve the Master Plan goals. I am on record for supporting the Robertson Brothers Lakeview PRO as approved; several affected residents still fully oppose that development. In my opinion, the zoning ordinance change as presented in your packet is not ready for a public hearing and should be tabled or revised. If the proposal is sent to the Implementation Committee, I would like to attend the meetings. This map here shows the area we are discussing. The zoning proposal in your packet creates two sub-districts; a residential and a commercial. I have highlighted the undeveloped parcels on the map. The undeveloped business area, currently zoned B-3, consist of less than one-half an acre of land and it's only with one owner. The remaining parcels, zoned R-4, are on three undeveloped lots; a lot with a house on it, a small city owned lot, and has a total of 0.68 acres of unbuild land in the residential district. Without going into great detail, these lots can and should be built as single family residential detached homes under R-4. The map makes it easy to visualize where the three missing houses will be. I agree with MKSK that B-3 is a more intensive zoning then is merited for the half-acre of undeveloped land left. Live-

work businesses or the kinds of businesses listed in the proposal could make sense. If the creation of a Pavilion Shore Business District facilitates the three existing businesses staying in business, that's a good thing. Otherwise, we should wait until the B-3 owner offers a proposal, the approved PRO is completed, and the Master Plan is updated in a couple of years. In summary, the parcels not being developed in the Pavilion Shore Village consists of less than one and a quarter acres. The Master Plan objectives have been achieved, no further action needs to be taken at this time. The City has other larger and less controversial areas to focus on. Thank you.

CORRESPONDENCE

There was no correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

City Planner McBeth said thank you and good evening, I have one thing to announce tonight. We have a new Staff Engineer, Victor Boron, who is with us tonight. He along with Kate Richardson will be our plan review engineers. Victor has a bachelor's degree in civil engineering from Michigan Tech. He worked for a design engineer firm locally for about four years. So we welcome Victor.

CONSENT AGENDA- REMOVALS AND APPROVAL

1. FAIRFIELD INN & SUITES JSP 18-66: Approval of reduction of a parking space

Approval at the request of Novi Superior Hospitality, LLC for Planning Commission's approval of reduction of minimum required parking spaces from 119 to 118, as may be granted by the Planning Commission per the revised Planned Rezoning Overlay Agreement for the Adell Center. The applicant previously received Planning Commission approval of Preliminary Site Plan for a 5 -story hotel with 119 rooms on Unit 3 of Adell Center Development.

Member Avdoulos said do we have a motion?

ROLL CALL VOTE TO APPROVE REDUCTION OF MINIMUM REQUIRED PARKING SPACES FROM 119 TO 118 MADE BY MEMBER LYNCH AND SECONDED BY MEMBER MADAY.

Motion to approve the reduction of the minimum required parking spaces from 119 to 118, as may be granted by the Planning Commission per the revised Planned Rezoning Overlay Agreement for the Adell Center. Motion carried 4-0.

PUBLIC HEARINGS

1. TEXT AMENDMENT 18.289

Public hearing at the request of Frank Jonna for Planning Commission's recommendation to City Council for a Zoning Ordinance text amendment at Article 3, Section 3.10 "B-1, B-2 AND B-3 BUSINESS DISTRICTS REQUIRED CONDITIONS" in order to allow building height to be increased to 52 feet or 4 stories in the B-2 District under certain conditions.

language proposes reclassifying tattoo parlors as a Special Land Use, adding Smoke Shops to the list of Special Land Uses, adding Massage Establishments as a Special Land Use only in the B-3 District, and allowing the Planning Commission to modify the outdoor recreation requirements for day cares in the use standards for commercial districts.

The Planning Commission is asked to review the proposed amendments and if acceptable, set a public hearing for the proposed text amendment at a later meeting. Following the public hearing, the Planning Commission will be asked to make a recommendation to the City Council on the proposed ordinance amendments.

Member Avdoulos said any questions from the members of the Planning Commission.

Member Lynch said does the marijuana dispensaries have anything to do with the smoke shops?

City Attorney, Thomas Shultz said it has nothing to do with it. It primarily intended to pick up a couple of tobacco retailers along Grand River Avenue, but frankly the vape shops.

Member Lynch said OK and the tattoo shops, I have never seen a tattoo shop in Novi. I appreciate you doing this. I wish this was in affect about two months ago, but that's OK, we have to learn. I appreciate you spending the time, I know it's tedious to do all of this and you're much better at it than I am. I personally approve of what you did, and I certainly will support this.

Member Maday said I really appreciate this because it gives the community a little bit more say in the public hearings and that's important especially given of some of the controversial things that have happened so I'm in support.

ROLL CALL VOTE TO SET A PUBLIC HEARING FOR TEXT AMENDMENT 18.288 MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRONACHAN.

Motion to set public hearing for Text Amendment 18.288. Motion carried 4-0.

3. INTRODUCE TEXT AMENDMENT 18.291– PAVILION SHORE VILLAGE ZONING DISTRICT

Set a public hearing for Text Amendment 18.291 to establish the Pavilion Shore Village Zoning District, in order to fulfill the Master Plan recommendation for redevelopment near Thirteen Mile Road and Old Novi Road.

Planner Bell said as you may know, The City of Novi 2016 Master Plan Update included recommendations for redevelopment of three sites within the City that were considered vacant or under-utilized given their location, unique features and size. One of those sites is Pavilion Shore Village, named due its proximity to the City's Pavilion Shore Park to the north. The area is located south of Thirteen Mile Road and extends southward along Old Novi Road. Staff, with assistance from consulting group MKSK, has developed the proposed Pavilion Shore Village Zoning District text in response to the Master Plan

recommendation for this area, which is included in your packet.

The relatively small area is approximately 6.02 acres. Of that area, approximately 3.15 acres was recently approved by the Planning Commission and City Council for rezoning and redevelopment using a Planned Rezoning Overlay (PRO) option for Lakeview. The terms of the Lakeview PRO agreement specify that twenty single family detached homes can be developed, and provides specific conditions for development.

Based on the guidance in the Master Plan, public comments from the Pavilion Shore Village workshop held in last year in August, and feedback from residents during the Lakeview PRO process, staff developed the proposed text to address the unique nature of the area and limit the types of uses allowed. The consultant provided an analysis and comparison to existing development in the surrounding area.

Staff proposes the rezoning of the entire 6.02 acre area shown in the Master Plan to the new Pavilion Shore Village Zoning District. As the Lakeview PRO is generally consistent with the recommendations of the Master Plan, and the new ordinance as drafted, this area would be included in the area to be rezoned. However, those parcels would still be subject to the terms and conditions of the approved PRO Agreement for that project.

The proposed district would contain two sub-districts, one for Commercial uses and one for Residential uses. The commercial uses would be limited to those parcels currently zoned B-3 and the residential uses would be permitted on the parcels currently zoned R-4 and those in the Lakeview area. The development standards were crafted to ensure that new development complements the existing community character, promotes walkability, and enhances the overall quality of life in the neighborhood.

On the Commercial parcels, which represent a total of 1.61 acres, the uses permitted would be restricted to a smaller number of categories than currently allowed under the B-3 district in order to be more compatible with the small lot sizes and surrounding uses. Small-scale business types that support the existing residents and park visitors are encouraged, such as restaurants, retail uses like specialty food stores and recreational goods, or services such as bicycle rental and repair. The existing businesses in the area today are also permitted within the new district. Setbacks have been reduced to bring buildings closer to the street in order to enhance the walkable, pedestrian-oriented nature of the area. This also gives more flexibility for development on the small parcels.

In the Residential sub-district, new development standards similar to those that were approved for Lakeview, and in line with existing development in nearby neighborhoods, would allow some additional flexibility due to the unique shape of the available area, while limiting the uses permitted to single family residential or live-work uses. The development potential for the residential portion, excluding Lakeview's twenty units, a total of 1.26 acres, is seven units under the proposed standards if all of the parcels were redeveloped. Under typical R-4 standards, four units could be developed. As currently platted, six units could be developed, however some variances for R-4 setbacks and/or

lot coverage may be required for some lots.

The Planning Commission is asked to review the proposed amendments and if determined necessary for further review, forward the draft to the Implementation Committee for review and additional discussion. Alternatively, the Planning Commission could direct staff to set a public hearing for the proposed text amendments as presented at a later meeting. In the meantime, staff will share the proposed ordinance amendment with those property owners within the district, with a letter explaining the remaining process.

Member Avdoulos said thank you, members of the Planning Commission, any questions or comments?

Member Lynch said did you say there was a PRO on this property already?

Planner Bell said yes, the Lakeview properties are shown on the map in blue that came in last year.

Member Avdoulos said that's the PRO.

Member Lynch said are the areas on the map in red the areas you are trying to consolidate?

Planner Bell said yes. The areas that are shown in red are those identified in the Master Plan as Pavilion Shore Village.

Member Lynch said and right now, the way everything is zoned, you can put six homes up there?

Planner Bell said if you look at the areas that are outside of the Robertson piece, there's four or five small parcels up on 13 Mile Road where it says PSV Residential and then three small parcels that are south of the Lakeview area. Because they are all not together, that's going to further limit the size of the development, even if they were all consolidated and redeveloped, there are existing homes on three of the lots currently.

Member Lynch said I remember what we went through with Lakeview. I think it worked out pretty good, if you talk to the guy who had water gushing out in his backyard; he doesn't have to worry about that anymore. Overall, it was a pretty good process. I do think that development is going to work out pretty well. I have to admit, I haven't driven through that area in the last two months and I'm unclear as to what the goal is. What's the overall goal? Just to make sure it matches the Master Plan?

Planner Bell said yes, it would match the Master Plan and if anything were to come up for redevelopment there are still those remaining parcels. So if anything were to come up for redevelopment we would have those standards to be able to deal with it.

Member Lynch said okay. So where the old gas station was, you're saying that's going to be residential?

Planner Bell said no, that's within the red area shown on the map which is for commercial.

Member Lynch said okay, it's a tough strip there. From what I remember, when I drove through the last several times, trying to understand the Robertson development, as much of a change that I think happened in that particular area, I think a lot of good came out of it. A lot of issues home owners were having to deal with, like drainage and other issues were resolved as a part of that development. Overall, I think it was a good development. I guess, I'm not real clear on the need for this, but I'll have to take your word for it. We need something. I mean, somebody's going to want to develop that property.

Planner Bell said there's nothing submitted at this time, there's nothing proposed at this time, but we want to be prepared.

Member Lynch said I rely on the Planning Department's direction on this. I did drive through the area, from what I recall, I know exactly where the store is and where the restaurant is, it's very quaint. There was not as much traffic issues as I was led to believe and I had to go out there and kind of hang around for a few hours, it's a nice area. If what we're trying to accomplish is avoiding the early stages of the Robertson development, which was really tough, it starting out as a humungous condo complex and ended up being something more palatable, if that's what we're trying to accomplish, that's fine. I just don't want to have to go through a strenuous process.

Planner McBeth said that is one of the goals. So the Master Plan review area as a potential redevelopment area and the Robertson Brothers came in a little bit in advance of that so now if we get any more redevelopment possibly spurred by development that we're anticipating then we'll have some standards in place to help deal with that.

Member Lynch said so we'll have limits so we don't have to deal with some developer who comes in with a gargantuan project and we can say that doesn't fit.

Planner McBeth said that's the other idea. It limits it more so, as Lindsay said, from the B-3 businesses, which has an extensive list, it narrows it down to be more manageable for the smaller parcels that were talking about. And the residential also compliments the Robertson Brothers plan. So that was the idea, it seems fairly straight forward, from staff's point of view, but if Planning Commission wants to discuss it more, we can have a public hearing, or if you want, it can go to the Implementation Committee for further discussion, but we thought, based on the fact that a lot of the rules are covered in the PRO, there's just a little bit left. So were just setting some standards for the future.

Member Lynch said I have no problem cleaning it up and letting the Implementation Committee get into the granular detail. I think it makes sense to avoid a situation like that. I don't have a problem sending this to the Implementation Committee and getting more home owner input.

Planner McBeth said and that was just a suggestion. It is fairly straight forward. It's in the language in front of you right now. And also if you see it and decide it's pretty straight forward you can address changes at the public hearing.

Member Avdoulos said yes so we can either decide to go to the Implementation Committee for further review or set the public hearing or ask to have a date set and then in the meantime the city is going to connect with the surrounding neighbors to advise them what this is prior to the public hearing so there's more input and then residents of the area will also have the opportunity during the public hearing to discuss this so it's not an open and shut case and after public hearing it goes to City Council.

Member Lynch said so what I'm trying to get to is I want more transparency. In other words, I think what we learned the last time is the best way to develop is to get as much input as we can before we start casting things in stone. Are you recommending this go to the Implementation Committee or go straight to the public hearing, but in the meantime the city staff will provide the home owners with the letter explaining the process and they'll be able to come to the public hearing to provide input? The more transparency the better, if it's just to clean things up and avoid future problems, that's fine. I have no problem with that.

Member Maday said the only thing I worry about a little bit is the fact that we're limiting what businesses we can put on those properties, but I don't want to limit them too much either. So I guess that would be discussed with the home owners that are living there now and what they would like to see I'm assuming. I don't want to make it impossible to develop either because someone might not want to put a bike shop there.

Planner McBeth said so some of the ideas went into this draft were collected through the public hearing and the public workshop we had last year and so some of those ideas were taken in, and of course, were open to comments on any of those. So if somebody says they would like to bring in a different use to add something else, were happy to get that process going.

Member Gronachan said I need some help understanding new development standards to the residential sub-district. So currently, what could be built there?

Planner Bell said so the areas that would be for residential? It's zoned R-4 currently so it could develop under the R-4 standards of the Zoning Ordinance.

Member Gronachan said so that would be four units?

Planner Bell said yes.

Member Gronachan said because it says currently platted six units could be developed.

Planner Bell said there are six current lots.

Member Gronachan said so not all the lots are compliant?

Planner Bell said right.

Member Gronachan said which is typical up there. But under the R-4, four lots could be built without any problem out of six, am I reading that correctly?

Planner Bell said 3.33 per acre is what the R-4 standard allows and we would have to look exactly at the lot size for each of the lots to see how many could fit.

Member Gronachan said so there really is not going to be any non-buildable lots, there isn't such a thing? A variance could be granted for it. I guess what I was not clear on when I read this by making this change and I tend to think it should go to the Implementation Committee, is that were not creating more houses. Is that what it is doing?

Planner Bell said it would allow some additional density, the Master Plan recommended a density of 7.3 dwelling units an acre. The Lakeview development is coming in at about 6.3 to 6.4. So it is higher than the R-4 3.3 dwelling units an acre.

Member Gronachan said that would be my concern for up there and what type of impact that would have by changing that. Again, coming from the ZBA and listening to residents up there, I don't know that more is better up there. Those are my comments.

Member Avdoulos said do we have a motion?

MOTION TO SEND THE DRAFT ORDINANCE TO THE IMPLEMENTATION COMMITTEE MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRONACHAN.

Motion to send the draft ordinance to the Implementation Committee, with the understanding that the Committee will work with staff and notice will be given to the affected property owners for additional input, prior to setting the public hearing. Motion carried 4-0.

4. PLANNING COMMISSION MEETING CALENDAR FOR 2020

Planner McBeth said it's that time of year where we try to establish dates for the Planning Commission. City Council already established their meeting dates, which is provided on the calendar in your packets. So the meetings are primarily on the second and fourth Wednesday of each month. We are also suggesting one meeting in November and one meeting in December and two for each of the other months.

MOTION TO APPROVE THE PRESENTED PUBLIC MEETING SCHEDULE MADE BY MEMBER LYNCH AND SECONDED BY MEMBER MADAY.

Motion to approve the presented Planning Commission public meeting schedule for 2020. Motion carried 4-0.

5. APPROVAL OF THE JULY 24, 2019 PLANNING COMMISSION MINUTES

ROLL CALL VOTE TO APPROVE THE JULY 24, 2019 PLANNING COMMISSION MEETING MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRONACHAN.

Motion to approve the July 24, 2019 Planning Commission Meeting Minutes. Motion carried 4-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

SUPPLEMENTAL ISSUES

There were no supplemental issues.

AUDIENCE PARTICIPATION

Dorothy Duchesneau, 125 Henning, I just wanted to clarify a couple of things with the Pavilion Shore Village District. When the Master Plan came out in 2016, nothing was happening out there. The fact that the Master Plan came out and had some visions is what spurred Robertson and spurred many of the owners of those properties to put things together and come up with their project. With this section here on the map, which is Robertson, and these other two sections that are Robertson, the only residential that is left is the tip which already has two houses on it. You really don't want to tear those down, they're really nice houses. The section on this part of the map has two vacant lots that can be built on under current guidelines with slight modifications. The third lot happens to be the Tullican house, it's existing, that one should probably go on the historical registry when the woman lives there passes on and her kids do not want to keep the house because they live out of the country. Then there's a little skinny twenty-foot wide lot that goes from 13 Mile Road to the back center line. That's owned by the city. There's another forty foot lot, it goes back to Wainwright Street that is also owned by the city. Those two ought to be vacated. This piece on the map is what we call a wet lot, good luck building on it unless you like swimming. It's highly unlikely that's going to turn into very much of anything. That takes care of all the residential. The only thing left is the business section, which is what needs the help.

The three businesses that have been there since the days of the casinos and the days of the amusement park, stay viable, stay alive, they are non-conforming uses, they don't meet practically anything the city currently has, but they are useful to the residents they are part of the character of the lake. This entire parcel to the north is Pavilion Shore Park, that's the water, that's Walled Lake, the businesses that ought to come into there ought to help support the park, support the party store, support the bar and grill, something where people can get a cup of coffee during the winter, make it a walkable district. That's walkable Novi. If this becomes Walkable Novi and the park is to the north and you have Lakeshore Park an eighth of a mile down the road, that's walkable Novi. That's what needs to be developed and yes it does need a lot of tender love and care because nothing conforms to anything the city currently requires. The parking for the party store is literally on the city property. The Lakeview Bar & Grill is going to love those ten parking spaces Robertson is putting in because they can't expand to the east and they can't expand to the west and when the people who are using Pavilion Shore Park park in their parking lot, but don't go in to eat, they don't get any business because they don't have any parking for anybody. That's the kind of development that's going to have to happen up there. We've got that fantastic picnic shelter area, we've got the kids playscape there. Trust me you go by there on a Saturday on a warm day or during the week, you'll see 50, 60, 80 people at that park, but there's not much to do there or not much that they can use out of that red circled area on the map. That's what needs to be worked on. The rest of this, Robertson is coming in, the others are already houses, they're out of the picture already, were in 2019 were not in 2016 anymore. Thank you for sending it through to the Implementation Committee.

Michel Duchesneau, 1191 South Lake Drive, said I look forward to attending the Implementation Committee and I didn't realize it's been six to seven years since they've met because I've never seen that and I've tried to make my rounds throughout all the committee meetings. Basically, I would like to talk about an upcoming proposal called Scenic Pines and that will be south of Walled Lake. It has some potential drainage issues, it's got a lot of wetlands and it's basically the property south of 1207 Pembine Street, there's going to be a subdivision that will probably end up in there and its largely woodlands and wetlands and the neighborhood is very concerned about flooding and potential impacts to their backyard. There is no engineered drainage in that area, but the video I was going to share with you basically shows all along the front of that house, water drains and basically just goes into the front yard of 1207 Pembine Street and if you have the opportunity to go out and look at that parcel, you'll be able to visually see the slope and the way that the elevations drain to the house and the developers to build houses in the wetland is raising everything up in the back and making all the water flow to the front. So the only comment I wanted to make here today is to sensitize you that another develop is coming and we have concerns as far as drainage and I'll leave it at that for today. I do appreciate the opportunity to look a little more in Pavilion Shore Village, I've spent quite a few hours reading the details in your packet and there are many items that either don't belong there or need to be revised. As I said earlier, there's a very small portion of land that's undeveloped and the B-3 portion could be redefined or let the non-conforming businesses become conforming businesses. Thank you.

Member Avdoulos said I would like to thank you for indulging me for a moment of silence in respect for Brian Berk on behalf of the Planning Commission I want to express our deepest sympathies with the family. I got to know Brian through Planning Commission, he was on City Council, and he was on quite a few other committees. He was just a real sincere person and it was kind of sudden, I just saw him maybe about three months ago and it's sad, but it was great we had someone like that be a part of the city and are blessed to have known him. I just want to again, express our deepest sympathies and wanted to do that prior to the pledge of allegiance because I know he was a vet and I know he's appreciative wherever he is looking down on us.

Member Lynch said very well put, Brian is going to be missed. When you look at Novi and look at the people that really contributed to the city and have been here through thick and thin and volunteered, that's Brian.

ADJOURNMENT

Moved by Member Lynch and seconded by Member Gronachan.

VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRONACHAN.

Motion to adjourn the August 28, 2019 Planning Commission meeting. Motion carried 4-0.

The meeting was adjourned at 8:44 PM.