



**MASTER PLAN & ZONING COMMITTEE**  
**City of Novi Planning Commission**  
February 19, 2009 at 7:00 p.m.  
Novi Civic Center – **Mayor's Conference Room**  
45175 W. Ten Mile, Novi, MI 48375  
(248) 347-0475

**Members:** Victor Cassis, Andy Gutman, Michael Lynch and Michael Meyer  
Alternate David Greco  
**Staff Support:** Mark Spencer

1. **Roll Call**
2. **Approval of Agenda**
3. **Audience Participation and Correspondence**
4. **Election of Chair and Vice Chair**
5. **Matters for Discussion**

Item 1

Master Plan for Land Use Review

- a) Kick-Off
- b) Work Plan
- c) Define Study Areas
  - 1) Eleven Mile Beck Road Area
  - 2) Grand River Beck Road Area
  - 3) Special Planning Project Area 1
  - 3) Other Areas
- d) Reviews
  - 1) Special Planning Project Area 1

6. **Schedule/Future Agenda**  
Next Meeting 3/5/09
7. **Approval of Minutes**  
December 2, 2008
8. **Adjourn**

February 17, 2009

letter from David Jankowski

February 17, 2009

Ms. Barb McBeth  
Deputy Director of Community Development  
City of Novi  
45175 W. Ten Mile Rd  
Novi, Mile 48375

Via U.S. mail and e mail address; [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)

Re: 42445 Ten Mile Rd, Novi Rd, parcel ID # 50-22-26-126-001, building currently leased to Wisne Design

Dear Ms. McBeth,

Please consider this a request to include the above referenced parcel as an addition to your Special Project Planning Area. I am interested in having this property included in a Master Land Use Plan amendment and will provide any required information in that regard. I appreciate your consideration on this matter and look forward to working with the City of Novi.

Sincerely,



**David Jankowski**

Managing Member  
Ten Mile Associates, LLC  
31811 Middlebelt Road  
Farmington Hills, MI 48334  
(248) 538-7670-office  
(248) 821-9936-cell

2-17-2009

Ms. Barb McBath

Deputy Director of Community Development

Fax: 248-735-5633

Ms. McBath,

Please see attached.

I appreciate your consideration.

David Jankowski

**2009 Master Plan for Land Use Review Kick-Off**

**City of Novi Web Page**



**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager  
Clay J. Pearson

City Clerk  
Maryanne Cornelius

December 11, 2008

Name  
Entity  
Address  
City, State Zip

RE: Notice of Review Master Plan for Possible Amendments

Dear :

This letter is to inform you that the City of Novi intends to review its Master Plan for Land Use, 2004, as amended in 2008, for possible amendments. In accordance with the Municipal Planning Act (PA 285 of 1931 as amended), this letter is to notify our neighboring local governments, utilities and any other related entities of the start of the Master Plan amendment process. The City of Novi welcomes your comments and we look forward to your cooperation throughout the process. The City will send you a draft of any proposed amendment as soon as we have completed the draft amendment.

If you would like to receive a draft copy of the plan amendments in electronic format, please let the City of Novi know by providing a formal request and an email address. For additional information, please contact Mark Spencer, City of Novi Planner ([mspencer@cityofnovi.org](mailto:m Spencer@cityofnovi.org) – 248-735-5607) or Barbara McBeth, City of Novi Deputy Director of Community Development ([bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org) – 248-347-0475).

Sincerely,

Mark Pehrson, Chairman  
City of Novi Planning Commission

CC Novi City Council  
Clay Pearson, City Manager  
Pam Antil, Assistant City Manager  
Steve Rumble, Director of Community Development  
Barbara McBeth, Deputy Director of Community Development

City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375  
248.347.0460  
248.347.0577 fax

[cityofnovi.org](http://cityofnovi.org)



# 2009 Master Plan for Land Use Review Kick-Off

Dear Citizens and Business Owners of Novi:

The City of Novi's Master Plan for Land Use is a long range, broad based policy document used to guide City decisions related to land use and community development. The City has a strong tradition of maintaining a Master Plan which has been reviewed and updated on a regular basis since 1967. Periodically, the Planning Commission undertakes a review of the Master Plan for potential changes to recommended future land uses, goals, objectives and implementation strategies. While the Master Plan for Land Use was reviewed and amended in 2008 for three key areas of the City, the Master Plan as a whole was last approved in 2004.



At its December 10, 2008 meeting, the City of Novi Planning Commission passed a resolution (see below) announcing the commencement of the Master Plan review process. The resolution indicates that the Commission's Master Plan and Zoning Committee will review the City's existing Master Plan for Land Use and prepare "Planning Reviews" for full discussion by the Planning Commission of the following areas:

- (1) Special Planning Project Area 1, an area identified in the current Master Plan as land on the south side of Ten Mile Road, east of Novi Road;
  - (2) An area near the northeast corner of Beck Road and Grand River Avenue;
- and
- (3) Other areas of the City as deemed appropriate by the Committee after review of the Master Plan.

The State of Michigan Municipal Planning Act (PA 285 of 1931 as amended) requires cities to review their Master Plan at least every five years. This review process will be conducted in accordance with the standards of the Act.

It is expected that the Planning Commission's Master Plan and Zoning Committee will be meeting once or twice a month to review the Plan and documents prepared and presented by City staff and consultants. The intent is to complete the Master Plan review process by mid-year 2009. This web page will be periodically updated with information related to the Master Plan review. It will contain links to schedules, packets and progress updates.

## **Input Opportunities**

Public input is a key component of the Master Plan review process and the City of Novi welcomes public participation by offering the following opportunities for public input:

- Novi Homeowner Association Leader's Breakfast – Saturday, January 24<sup>th</sup>.
- Invite City staff to attend your Homeowner Association Meeting. Please contact Cindy Uglow, Neighborhood and Small Business Manager to schedule ([cuglow@cityofnovi.org](mailto:cuglow@cityofnovi.org) or 248-347-0437).
- Attend the Master Plan for Land Use Review Open House – Date to be announced.
- Visit the Community Development counter at the Civic Center, Monday through Friday, 8:00am to 5:00pm, and talk with City staff. Ask for Planner Mark Spencer, project coordinator for the Master Plan review.
- Mail or drop off your written comments to the City's Community Development Department.
- Attend one of two public hearings to be conducted by the Planning Commission if amendments are proposed – Dates to be announced.
- Provide comments directly from the City's web site. Click on this link to [submit comments and suggestions using our submittal form](#).

Our thanks go out ahead of time to the citizens and business owners of Novi for all of the support and input during this review process.

Sincerely,

Stephen T. Rumble  
Community Development Director  
City of Novi



## Tentative Master Plan Work Schedule

**Master Plan Review and Possible Amendment Process**  
**Tentative Work Schedule**

		TO BE COMPLETED BY												ECT																																							
		Master Plan & Zoning Committee						City Council						Engineering Staff						Planning Staff if needed																																	
		Planning Commission						Planning Staff						Traffic Consultant						Completed																																	
Task No.	Description	Week	Date	12/2	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31										
1	Master Plan and Zoning Committee discusses need to review the Master Plan																																																				
2	Master Plan and Zoning Committee passes resolution asking the Planning Commission to initiate the Master Plan review and/or amendment process																																																				
3	Planning Commission authorizes start of process																																																				
4	Send out a notice of intention of reviewing and potentially amending the Master Plan and requesting comments and cooperation from municipalities, agencies and companies																																																				
5	<i>Produce General Reviews</i>																																																				
5A	Kick-Off																																																				
5B	Update housing, retail, office and industrial space forecasts from Chesapeake Group based on projected housing growth																																																				
5C	Inventory available land for each use based on 2008 potential development parcels inventory, existing zoning and Master Plan.																																																				
5D	Update OST Study																																																				
5E	Update Retail Study																																																				
5F	Conduct Vacancy Rate Study																																																				
6	<i>Review of Special Planning Project Area 1</i>																																																				
6A	Modify previous rezoning reviews for Special Planning Project Area 1.																																																				
6B	Incorporate updated space forecasts.																																																				
6C	Update maps - produce at larger scale and include more neighboring properties.																																																				
6D	Review options – current zoning, proposed zoning, multiple family and mix of office and multiple family possible senior housing.																																																				
6E	Update traffic review to cover each option (Birchler).																																																				
6F	Update utility review to cover each option (Engineering).																																																				

**Master Plan Review and Possible Amendment Process**  
**Tentative Work Schedule**

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Task No.	Description	Week	Date	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40										
6G	Include potential plans for Ten Mile and Novi Road improvements.		12/2																																																		
6H	Update Novi Road Corridor Study		12/8																																																		
6I	Review impact upon community character.		12/15																																																		
6J	Review with Master Plan and Zoning Committee		12/22																																																		
7	Review of Beck & Eleven Mile Road Area		12/29																																																		
7A	Produce base information.		1/5																																																		
7B	Incorporate updated space forecasts.		1/12																																																		
7C	Produce maps - include neighboring properties.		1/19																																																		
7D	Review options - new designation (form based) current zoning, OS1, RM-1, single family, etc.		1/26																																																		
7E	Natural Features review at a rezoning level review (ECT)		2/2																																																		
7F	Traffic review to cover each option (Birchler).		2/9																																																		
7G	Utility review to cover each option (Engineering).		2/16																																																		
7H	Update Grand River Avenue Corridor Study.		2/23																																																		
7I	Review impact upon community character.		3/2																																																		
7J	Review with Master Plan and Zoning Committee		3/9																																																		
8	Proposed park changes.		3/16																																																		
8A	Produce base information.		3/23																																																		
8B	Review with Master Plan and Zoning Committee		3/30																																																		
9	Review of Grand River Beck Road area.		4/6																																																		
9A	Produce base information.		4/13																																																		
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**Master Plan Review and Possible Amendment Process**  
**Tentative Work Schedule**

				TO BE COMPLETED BY				ECT																																										
				Master Plan & Zoning Committee		City Council		Engineering Staff		Planning Staff if needed																																								
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9D	Review options – current zoning, proposed zoning, OSC, OSC with a freeway overlay to permit gas stations within 500 feet of limited access exits/entrances, mix of office and multiple family including senior housing.																																																	
9E	Natural Features review at a rezoning level review (ECT)																																																	
9F	Traffic review to cover each option (Birchler).																																																	
9G	Utility review to cover each option (Engineering).																																																	
9H	Update Grand River Avenue Corridor Study.																																																	
9I	Review impact upon community character.																																																	
9J	Review with Master Plan and Zoning Committee																																																	
10	<i>Additional Study Areas</i>																																																	
10A	Review existing plan for 4 or 7 Sections of City and current goals and objectives at each Master Plan and Zoning Committee meeting. Committee to reaffirm proposed uses and goals, recommend use and goal changes or request additional areas for study.																																																	
10B	Produce detail reviews of areas identified for additional study.(if needed)																																																	
10C	Review with Master Plan and Zoning Committee																																																	
11	<i>Public input</i>																																																	
11A	Web page																																																	
11B	Stakeholders meetings																																																	
11C	Public visioning meetings																																																	
12	Staff to draft proposed vision statements and goals and Master Plan and Zoning committee to discuss and adopt																																																	
<b>Note: The following steps apply only if after review the Committee recommends amendments</b>																																																		
13	Staff & Master Plan and Zoning Committee discuss alternatives and draft amendments to Master Plan																																																	

**Master Plan Review and Possible Amendment Process**  
Tentative Work Schedule

		TO BE COMPLETED BY																			ECT																																										
		Master Plan & Zoning Committee											City Council					Engineering Staff					Planning Staff if needed																																								
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14	Public hearing (not required but recommended) and Planning Commission approval of amendments		12/2																																																												
15	City Council comment and approval of draft amendments for distribution and if requested by City Council, action to require City Council approval of Master Plan amendments																																																														
16	Planning Commission to send out draft for comments(40 days for comments) staff to compile comments																																																														
17	Master Plan and Zoning Committee review of public and other agency comments and possible modification of draft to address concerns																																																														
18	Public hearing (at least one) after expiration of comment period)																																																														
19	Planning Commission approval of Master Plan amendments																																																														
20	City Council approval if required																																																														
21	Publish amended Master Plan amendments																																																														



**Eleven Mile and Beck Roads**

## MEMORANDUM



**TO:** STEVE RUMPLE, COMMUNITY DEVELOPMENT DIRECTOR  
**FROM:** MARK SPENCER, AICP, PLANNER *Mark Spencer*  
**SUBJECT:** MASTER PLAN DISCUSSION AREA ELEVEN MILE &  
BECK ROADS  
**DATE:** JANUARY 26, 2009

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At its December 10, 2008 meeting, the City of Novi Planning Commission passed a resolution announcing the commencement of the Master Plan review process. The resolution indicates that the Commission's Master Plan and Zoning Committee will review the City's existing Master Plan for Land Use and prepare "Planning Reviews" for full discussion by the Planning Commission. The resolution asked for Planning Reviews of the southeast corner of Ten Mile and Novi Roads area, the northeast corner of Beck Road and Grand River Avenue and other areas of the City as deemed appropriate by the Committee after review of the Master Plan. As the liaison to the Committee, the Planning Staff will present information to the Committee to help them identifying the "other areas of the City" for Planning Reviews.

At this time, the Planning Staff has identified one area that should be reviewed early in the Master Plan Review process due to pending and proposed land use changes in the area. The area centers on the Novi School District's "Bosco" property that the City is considering for its proposed Signature Park. This property and several nearby properties in the vicinity of Eleven Mile and Beck Roads are situated between one-family residential uses and intense office and other commercial uses that include Providence Park complex and the Novi Promenade retail center. Several natural and built features, including Beck road, wetlands on the south side of the area and on the adjacent Kirkway Place open space, the ITC transmission line corridor, Novi Middle and Deerfield Elementary Schools and Wixom Road separate this area from existing one-family residential uses. Notes and a map for discussion is attached.

I have tentatively plugged in this item into the Master Plan Review and Possible Amendment Process schedule, with initial staff and consultant research to begin now with anticipated Master Plan and Zoning Committee discussions to be completed by the end of March. Any proposed amendments that are derived from the Committee reviews would be forwarded to the Planning

MASTER PLAN DISCUSSION AREA ELEVEN MILE & BECK ROADS  
JANUARY 26, 2009  
Page 2 of 2

Commission for discussion and adoption. At this time it is anticipated that the entire 2009 Master Plan review would be completed by the Planning Commission with amendment recommendations ready for City Council approval for distribution in June of this year. After this, draft text amendments could be produced and recommended by the Planning commission pending publication of the Master Plan amendments. Tentatively the Master Plan amendments could be published in August and shortly afterward any proposed text amendment could be adopted.

Please advise if you need any additional information or if it will be acceptable to pursue this matter with the Committee. Thanks.

The following is a set of possible land use and zoning ordinance talking points to develop a Planned Suburban Low Rise future land use area and zoning district.

GOAL: Provide for planned development areas that provide a transition between high intensity office, industrial and commercial uses and one-family residential uses.

Objective: Provide form based low rise suburban development options to promote the development of key areas that can provide a transition from higher intensity office and retail uses and one-family residential developments that include access, design and uses standards that promote a residential character to the streetscape and provide increased economic value.

Implementation strategy: Create a Planned Suburban Low Rise form based zoning district that permits low density multiple family residential, institutional, civic, educational, and public recreation facilities that provides a transition area from higher intensity commercial, office or industrial areas and one-family residential uses that is located where the natural and built environment provides defined borders to provide separation from one-family residential area. No one-family residential. Designed to reduce traffic, environmental and visual impacts and at the same time provide for higher intensity use than one-family districts while maintaining a residential character.

Zoning Potential “low rise suburban zoning district”

Form based guidelines including:

- No single family
- 2.5 story 25 ft. minimum and 3.5 story 40 ft. maximum
- Residential character to buildings (peaked roofs, dormers, covered porches, etc.)
- Access off of other than major or minor arterial or major collector streets
- Parking behind building fronts and screened with landscape berm when not screened by building
- Buffer/berm from one-family residential
- Maximum lot coverage 25% building and 60% impervious surfaces
- Natural feature preservation

Uses

Low Rise Office and Medical office  
Day Care (adult or children)  
Low Rise Multiple Family Residential  
Community Buildings  
Parks and Public Recreation Facilities  
Mortuary  
Places of Worship  
Schools  
Senior housing  
No personal services – no retail – no restaurants



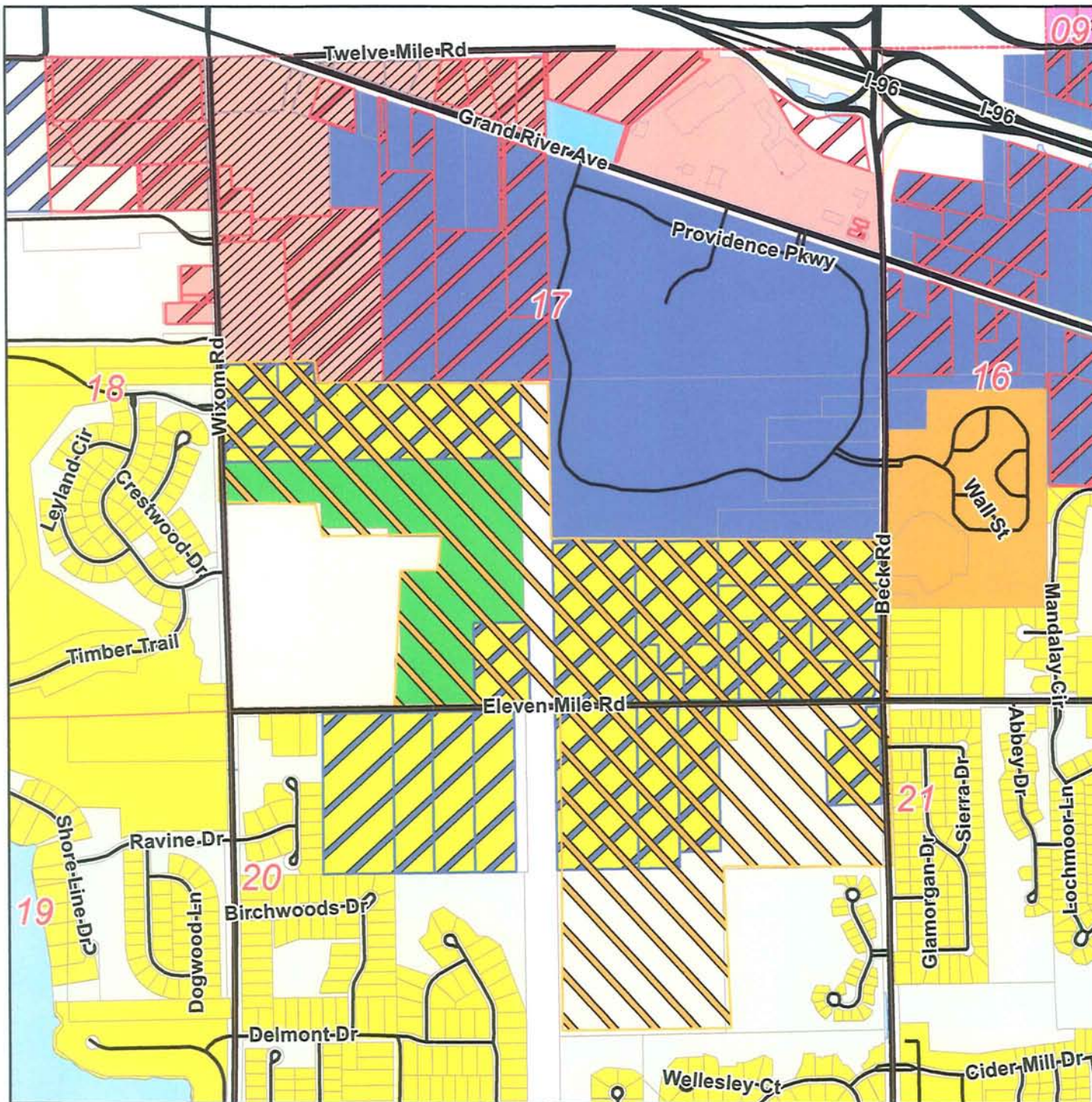
# DRAFT for Discussion Only Proposed Suburban Low Rise with 2008 Future Land Use & Potential Development Parcels

## Potential Development Parcels

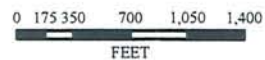
-  Potential Commercial Development
-  Potential Residential Development
-  Potential Suburban Low Rise Area

## LAND USE CLASSIFICATION

-  SINGLE FAMILY
-  PUD
-  MULTIPLE FAMILY
-  PD1
-  MOBILE HOME PARK
-  OFFICE
-  LOCAL COMMERCIAL
-  COMMUNITY COMMERCIAL
-  REGIONAL COMMERCIAL
-  TC COMMERCIAL
-  TC GATEWAY
-  PD2
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL
-  PUBLIC
-  EDUCATIONAL FACILITY
-  PUBLIC PARK
-  PRIVATE PARK
-  CEMETERY
-  UTILITY



/potential suburban.mxd



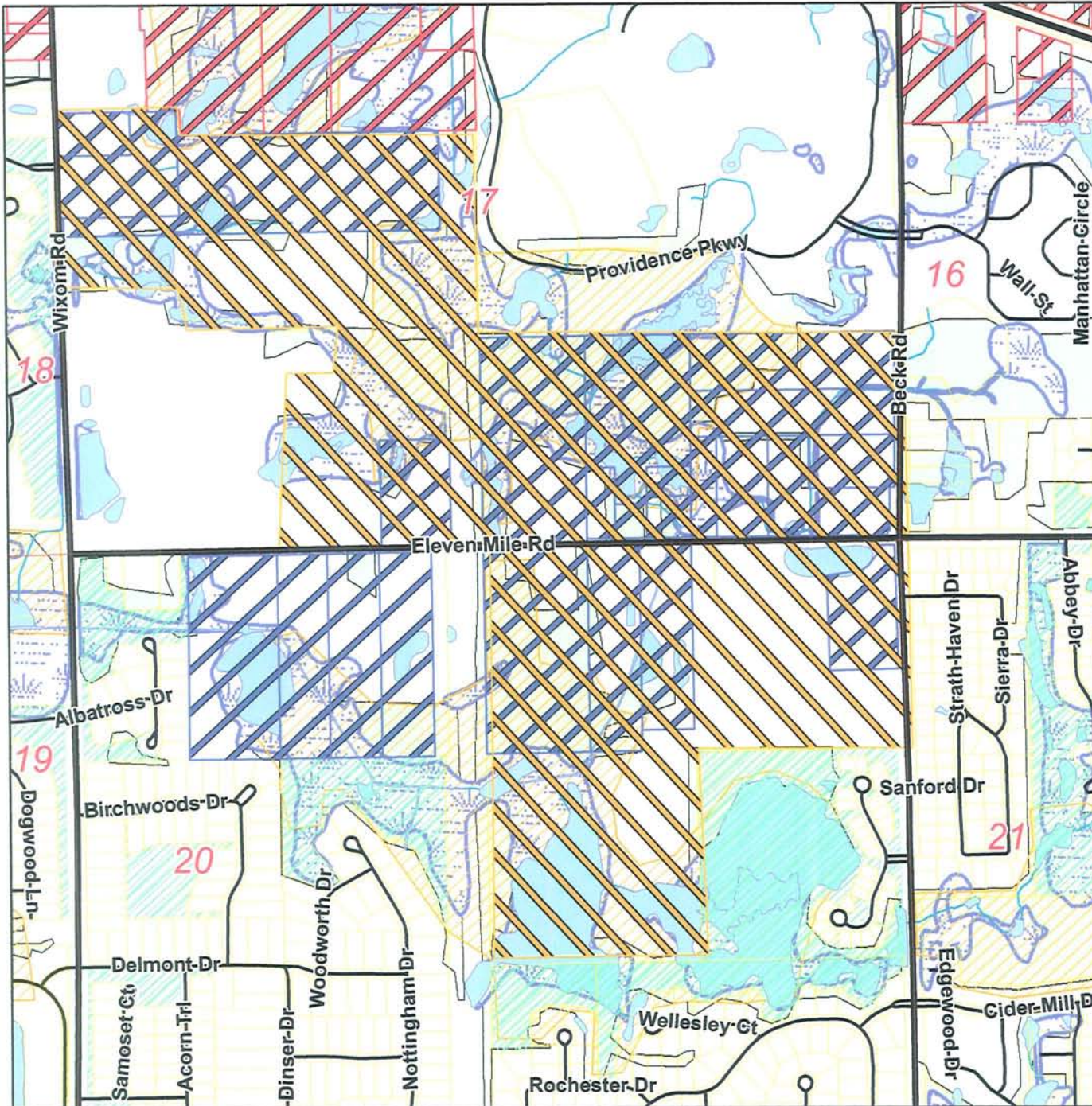
Created by Mark Spencer, AICP  
rev. 1/26/09

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NOVI, MI 48375-3024  
(248) 347-0475  
WWW.CITYOFNOVI.ORG





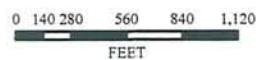
**DRAFT for Discussion Only  
Proposed Suburban Low Rise  
with 2008 Future Land Use &  
Potential Development Parcels**



**Potential Development Parcels**

-  Potential Commercial Development
-  Potential Residential Development
-  Potential Suburban Low Rise Area
-  Rivers
-  Habitat Priority Areas
-  wetlands
-  WoodlandsUpdate

/potential suburban.mxd



Created by Mark Spencer, AICP  
rev. 1/26/09

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**Grand River Avenue and Beck Road Study Area**



# Grand River Avenue and Beck Road Potential Study Area



-  Rivers
-  Potential Study Area



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rev. 1/26/09

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**Special Planning Project Area 1**





## PLAN REVIEW CENTER REPORT

January 13, 2009

### Special Project Planning Area 1 Summary and Alternatives Report

#### Property Characteristics

- Site Location: South side of Ten Mile Road east of Novi Road
- Site Zoning: OS-1, Office Service and I-1, Light Industrial
- Adjoining Zoning: North: Ten Mile Road, I-1 and B-3 (across Ten Mile Road); East: I-1, RM-1 (further east); West: B-1, Novi Road, OS-1 (across Novi Road); South: RM-1, I-1
- Site Use(s): Vacant
- Adjoining Uses: North: Ten Mile Road, Speedway Gas Station and various industrial uses (across Ten Mile Road); East: Manufacturing/Warehouse, Blue Valley Apartments (further east); West: Novi Road, Walgreens, various office (across Novi Road); South: Novi Ice Arena (further south), Sports Club of Novi, River Oaks Apartments
- Existing Master Plan Designation: Special Planning Project Area 1, Office, Light Industrial
- Site Size: 64 acres

#### Property History

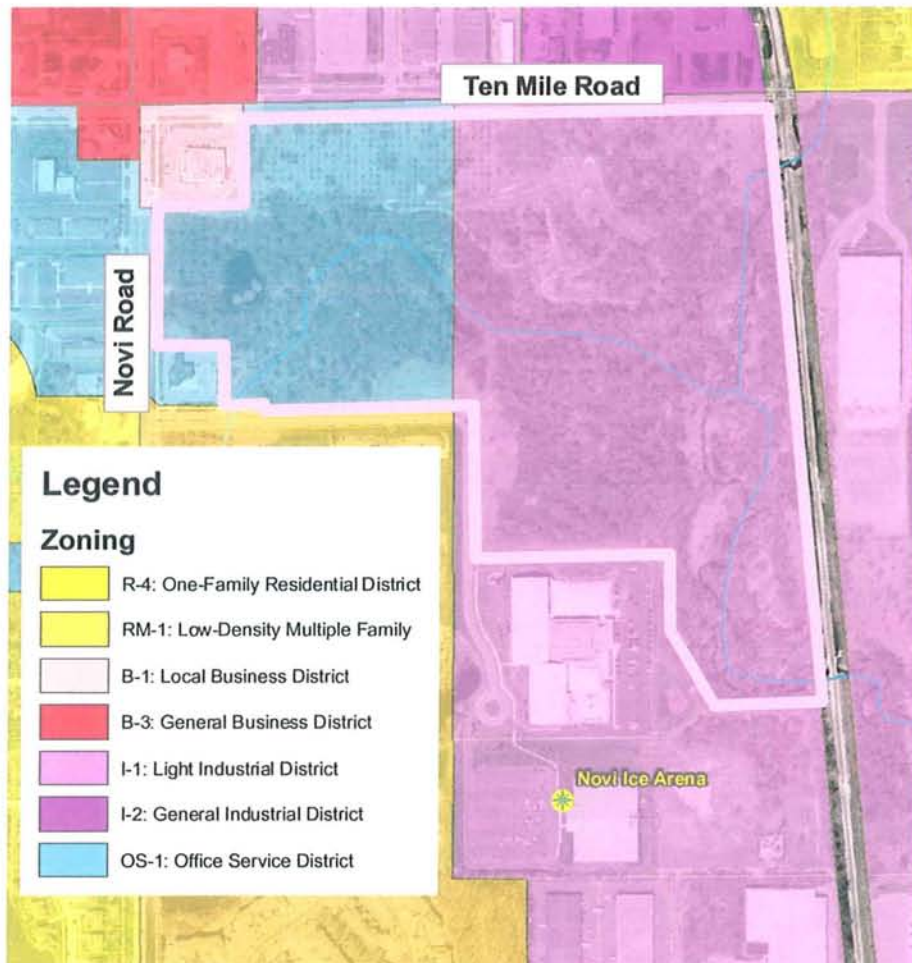
The area defined in the Master Plan as Special Planning Project Area 1 in the 2004 Master Plan for Land Use is located on the south side of Ten Mile Road, just east of Novi Road in Section 26 of the City of Novi and totals approximately 26 acres. The Special Planning Project Area 1 (identified in white on the adjacent figure) is part of two larger parcels of land. The Master Plan is seen as a guiding document for the City to aid in development patterns and evaluating rezoning applications. Given the fact that the City is very hesitant to rezone portions of a parcel and the parcels that comprise and extend beyond Special Planning Project Area 1 are likely to develop as entire parcels, this report proposes and evaluates development options for the entirety of both parcels, hereafter referred to as the "Study Area" (identified in pink on the adjacent figure). The Study Area is presently vacant after Erwin Orchards closed their apple orchard and sold the property over thirty years ago.



Figure 1: Study Area



The present zoning of the Study Area can be seen below in Figure 2. The zoning is split between OS-1, Office Service and I-1, Light Industrial. The surrounding zoning is I-1, I-2 (Heavy Industrial) and B-3 (General Business) across Ten Mile Road, with a parcel of B-1 zoning directly north of the northwestern portion of the Study Area. I-1 and RM-1 (Low-Density Low Rise Multiple-Family) zoning lie to the south. I-1 zoning is adjacent to the Study Area to the east. B-3, OS-1 and R-4 (One-Family Residential) zoning border the west side of the Study Area across Novi Road.



**Figure 2: Current Zoning**

Master Plan Designations

A brief summary of previous Master Plan designations for the Study Area can be found in the table below.

Master Plan Update	1980	1988	1993	1999	2001*	2004
Land Use Designation of Study Area	Office/Light Industrial	Office/Light Industrial	Office/Light Industrial	Local Commercial/Light Industrial	Special Planning Project Area 1**	Special Planning Project Area 1**

\*Novi Road Corridor Study

\*\* Some portions designated for Office and Light Industrial Uses

As seen above, the Study Area was designated for office and light industrial uses for a considerable time and was briefly designated as local commercial along with light industrial. The light industrial

designation has generally been centered around the existing railroad track bordering the eastern side of the Study Area. In 2001, the City completed the Novi Road Corridor Study. This Study updated portions of the 1999 Master Plan for Land Use, including the Study Area. The Novi Road Corridor Study recommended the Master Plan designation for the Study Area be changed from Local Commercial/Light Industrial, as recommended by the 1999 Master Plan to Special Planning Project Area 1. The "Special Planning Project Area 1" designation was the result of lingering questions that needed to be further explored, mainly whether or not commercial was appropriate for this area and how much was suitable as well as infrastructure concerns, mostly with the intersection of Ten Mile Road and Novi Road, which has since been upgraded. The 2004 Master Plan carried over this designation and recommended further analysis of the Study Area.

The most current Master Plan designations for the Study Area and the surrounding properties are shown below in Figure 3. Some portions of the Study Area are designated for office and light industrial uses. Light Industrial, Heavy Industrial and Local Commercial uses are planned for the properties across Ten Mile Road to the north of the Study Area with Local Commercial adjacent as well. Light Industrial and Multiple Family uses are planned for the properties directly south of the Study Area with Public uses (Novi Ice Arena) shown further south. Light Industrial uses are planned for the property directly east of the Study Area with Multiple Family planned further east. Lastly, Office uses are shown west of the Study Area, across Novi Road.



**Figure 3: Current Master Plan Designations**



Recent Submittals

Two separate applications for rezoning portions of the Study Area to B-2 and RM-2 were presented to the City for consideration in 2004. The first application proposed rezoning a large part of the Study Area to RM-2 to facilitate the construction of 99 attached condominium units on the southern portion of the property. This application was ultimately abandoned by the applicant without review by the Planning Commission or City Council. The second application proposed rezoning the northern portion of the Study Area (mainly the Ten Mile Road frontage) to B-2 to accommodate the construction of 141,384 square feet of commercial space and four out lots. This proposed rezoning was in conjunction with a Planned Rezoning Overlay. The proposal appeared before the Planning Commission in October of 2004 where a recommendation was postponed, mainly because of the lack of an identified public benefit. No other action was taken on the application after this postponement.

Recently, the owner of the property has met with City Staff to discuss the possibility of rezoning portions of the property to B-2 with the balance of the property remaining zoned I-1 and OS-1 in order to develop an approximately 41,000 sq. ft. retail center, a 64,000 sq. ft. grocery store and seven associated outlots comprised of three medical office buildings, two restaurants, a bank and a retail store. The applicant has met with the Master Plan and Zoning Committee but no formal submittals have taken place thus far.

**Suggested Alternatives**

Staff suggests the following alternatives be considered for the Study Area. It is our recommendation that any proposed development avoid the natural wetland and woodland areas to every extent possible. This would help the City work towards one of the goals set forth in the 2004 Master Plan, "Protect Novi's remaining woodlands and wetlands."

Alternative 1: Master Plan Designation to Office and Light Industrial

Alternative 1 proposes designating the Study Area for Office and Light Industrial uses following the present zoning of the property. Considering the zoning ordinance standards regarding parking, setbacks, etc. a light industrial warehouse of approximately 280,000 sq. ft. could be accommodated on the eastern portion of the property. The western (OS-1) portion of the Study Area could accommodate up to 103,000 sq. ft. of office space either in a single large building or divided between two or more buildings. The scenario would leave significant natural areas of the Study Area undeveloped, mostly on the southern end of the property. The office and light industrial designations would complement the future land uses (office and industrial) proposed for the properties on the northern side of Ten Mile Road and the western side of Novi Road.

Alternative 2: Master Plan Designation to Multiple Family

Alternative 2 proposes designating the Study Area for Multiple Family uses consistent with the density of the RM-1 (Low Density, Low-Rise Multiple-Family District). The Master Plan includes recommendations for residential densities. Densities allowed in the RM-1 District range from 10.9 units/acre to 5.4 units/acre. The developed RM-1 properties nearest to the Study Area are designated in the Master Plan for densities of 7.3 units/acre and 7.9 units/acre. Considering the proximity of nearby single-family residential neighborhoods and the aforementioned already established RM-1 density recommendations, staff would recommend setting a density of 7.3 units/acre for the Study Area. If the Study Area were ultimately rezoned to the RM-1 District, a development of a maximum of 219 dwelling units could be accommodated depending on the size of the dwelling units. This alternative would also leave a large part of the natural areas on the southern portion of the Study Area undeveloped. The multiple family classification would be consistent with the adjacent multiple-family designation to the south of the Study Area and the designation further



east of the Study Area. A hurdle to the development of the properties as a multiple family complex would be the adjacent railroad tracks.

Alternative 3: Master Plan Designation to Office and Local Commercial

Alternative 3 proposes designating the Study Area for Office and Local Commercial Uses. This would permit a rezoning to B-1 (Local Business District) but not B-2, as was proposed by the applicant in 2004. In this alternative, the Ten Mile Road frontage would be designated for commercial use with the rear of the property and the Novi Road frontage designated for office use. Local commercial uses permitted would include grocery stores, drug stores, personal service businesses (salons, barber shops, repair shops, etc.), banks and instructional centers for dance, art, etc. If a portion of the Study Area were ultimately rezoned to the B-1 District with the balance of the property remaining OS-1, a development of approximately 20,000 sq. ft. of office space and 125,000 sq. ft. of commercial space could be constructed. This scenario also leaves a large part of the southern section of the Study Area undeveloped in order to preserve the natural features on site. This office portion of Alternative 3 would compliment the office designation on the western side of Novi Road. The commercial portion of Alternative 3 would provide local commercial services for nearby residents. There are presently some commercial services available on Ten Mile Road, mainly centered around the intersection of Ten Mile Road and Meadowbrook Road, approximately ¾ of a mile east of the Study Area. The properties on the northeastern, northwestern and southeastern corners of the intersection of Ten Mile Road and Novi Road are master planned for local commercial uses.

**Compatibility with Surrounding Land Uses**

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

**Land Use and Zoning  
For Subject Property and Adjacent Properties**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Land Use Designation</b>
Subject Site	OS-1, Office Service I-1, Light Industrial	Vacant	Special Planning Project Area 1, Office, Light Industrial
North Parcels	I-1, Light Industrial (across Ten Mile Road) B-3 (across Ten Mile Road)	Ten Mile Road, Speedway Gas Station (across Ten Mile Road), Various industrial uses (across Ten Mile Road)	Local Business, Light Industrial, Heavy Industrial
Eastern Parcels	I-1, Light Industrial, RM-1, Low Density, Low-Rise Multiple-Family Residential (further east)	Industrial Manufacturing/Warehouse, Blue Valley Apartments (further east)	Light Industrial, Multiple Family
Southern Parcels	RM-1, Low Density, Low-Rise Multiple-Family Residential I-1, Light Industrial	Novi Ice Arena (further south), Sports Club of Novi, River Oaks West Apartments	Light Industrial, Public (further south), Multiple Family
Western Parcels	B-1, Local Business OS-1, Office Service (across Novi Road)	Novi Road, Walgreens, Various office uses (across Novi Road)	Office (across Novi Road), Local Commercial



The compatibility of any proposed master plan designation with the master plan designation, zoning and uses on the adjacent properties should be considered.

Directly to the north of the subject property, across Ten Mile Road are an existing Speedway Gas Station and various industrial uses. The properties to the **north** are zoned B-3 (General Business), I-1 (Light Industrial) and I-2 (Heavy Industrial) and are master planned for local business, light industrial and heavy industrial uses. A master plan designation of office and light industrial for the Study Area would complement the existing industrial zoning and designation on the northern side of Ten Mile Road. A master plan designation of multiple family for the Study Area could clash with the industrial uses. A master plan designation of office and local commercial uses for the Study Area would not significantly affect the existing uses.

The properties to the **east** of the subject property are an existing manufacturing/warehouse facility bordering the eastern side of the railroad tracks and Blue Valley apartments, east of the manufacturing/warehouse facility. These properties are zoned I-1 (Light Industrial) and RM-1 (Low Density Low-Rise Multiple-Family Residential) respectively and are master planned for light industrial and multiple family uses. A master plan designation of office and light industrial for the Study Area would complement the existing industrial zoning and designation directly east of the railroad tracks and would likely have little effect on the existing multiple family. A master plan designation of multiple family for the Study Area could clash with the industrial uses directly east but would complement the existing multiple family further to the east. A master plan designation of office and local commercial would not significantly affect the existing uses, although residents to the east are likely to be concerned about additional traffic along Ten Mile Road.

The properties to the **south** of the subject property are the Sports Club of Novi and River Oaks West Apartments. These properties are zoned I-1 (Light Industrial) and RM-1 (Low Density Low-Rise Multiple-Family Residential) respectively and are master planned for light industrial and multiple family uses. The Novi Ice Arena is further south of the Study Area. A master plan designation of office and light industrial for the Study Area would complement the existing industrial zoning and designation bordering the southeastern portion of the Study Area. The proposed office designation on the southwestern portion of the Study Area would not negatively affect the multiple family development. A master plan designation of multiple family for the Study Area could clash with the industrial zoning and designation directly south of the Study Area if the specific use were to change from a sports club to a manufacturing facility. A multiple family designation would compliment the existing multiple family designation bordering the southwestern portion of the Study Area. A master plan designation of office and local commercial would not significantly affect the existing uses, although residents to the south could be concerned about additional traffic along Ten Mile Road.

The properties to the **west** of the subject property are various office uses across Novi Road and an existing Walgreens store directly west of the Study Area. These properties are zoned OS-1 (Office Service) and B-1 (Local Business) respectively and are master planned for office and local commercial uses. A master plan designation of office and light industrial for the Study Area would likely have little effect on the existing uses west of the Study Area, although the office designation on the eastern side of Novi Road would complement the existing office uses, zoning and designation on the western side of Novi Road. A master plan designation of multiple family for the Study Area would likely have little effect on the existing uses. A master plan designation of office and local commercial would not significantly affect the existing uses, although, once again the office designation on the eastern side of Novi Road would complement the existing office uses, zoning and designation on the western side of Novi Road.



The development of the Study Area under any zoning district would most certainly add traffic to the area, which would vary greatly depending on the ultimate use of the property. The need for a Traffic Impact Study or Assessment would be evaluated at the time of a formal rezoning or site plan application. Both Novi Road and Ten Mile Road have been upgraded to five lanes within the last five years and these intersection improvements could most likely accommodate the larger traffic volumes that would result from the development of the subject property.

**Comparison of Zoning Districts**

The following table provides a comparison of the proposed zoning classifications for each proposed master plan designation and corresponding zoning district.

	<b>B-1 Zoning (Alternative 3)</b>	<b>RM-1 Zoning (Alternative 2)</b>	<b>OS-1 Zoning (Alternative 1 and 3)</b>	<b>I-1 Zoning (Alternative 1)</b>
Principal Permitted Uses	<ol style="list-style-type: none"> <li>1. Generally recognized retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other specialty food products (excluding restaurants), drugs, dry goods, clothing and notions or hardware.</li> <li>2. Personal service establishments which perform services on the premises, such as but not limited to: repair shops, tailor shops, beauty parlors or barbershops, photographic studios and self-service laundries and dry cleaners.</li> <li>3. Dry cleaning establishments, or pick-up stations,</li> </ol>	<ol style="list-style-type: none"> <li>1. All uses permitted and as regulated in the RT Two-Family Residential district.</li> <li>2. Multiple-family dwellings.</li> <li>3. Independent and congregate elderly living facilities as defined by Section 201 and subject to the requirements of this section.</li> <li>4. Accessory buildings and uses customarily incident to any of the above permitted uses.</li> </ol>	<ol style="list-style-type: none"> <li>1. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales.</li> <li>2. Medical office including laboratories and clinics.</li> <li>3. Facilities for human care such as general hospitals, sanitariums, convalescent homes, hospice care facilities and assisted living facilities subject to certain conditions.</li> <li>4. Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only.</li> <li>5. Personal service establishments including barbershops, beauty shops and health</li> </ol>	<ol style="list-style-type: none"> <li>1. Office buildings, offices and office sales and service activities for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering, data processing and for activities related to laboratories research and development; corporate offices and headquarters and office support functions, such as conference rooms, dining facilities, photographic facilities and storage facilities.</li> <li>2. Publicly owned and operated parks, parkways and outdoor recreational facilities.</li> </ol>



	<b>B-1 Zoning (Alternative 3)</b>	<b>RM-1 Zoning (Alternative 2)</b>	<b>OS-1 Zoning (Alternative 1 and 3)</b>	<b>I-1 Zoning (Alternative 1)</b>
	<p>directly dealing with the consumer.</p> <p>4. Business establishments which perform services on the premises, such as but not limited to: banks, loan companies, insurance offices and real estate offices.</p> <p>5. Professional services including the following: offices of doctors, dentists and similar or allied professions.</p> <p>6. Post office and similar governmental office buildings.</p> <p>7. Off-street parking lots.</p> <p>8. Instructional centers for music, art, dance, crafts, martial arts, exam preparation and similar instruction.</p> <p>9. Other uses similar to the above uses.</p> <p>10. Accessory structures and uses.</p>		<p>salons.</p> <p>6. Off-street parking lots.</p> <p>7. Churches.</p> <p>8. Other uses similar to the above uses.</p> <p>9. Accessory structures and uses.</p> <p>10. Publicly owned and operated parks, parkways and outdoor recreational facilities.</p>	
Special Land Uses	<p>1. Mortuary establishment subject to specific conditions.</p> <p>2. Publicly owned buildings, telephone exchange buildings, electric</p>	<p>1. Convalescent homes, assisted living facilities, hospice care facilities and child care centers (subject to specific conditions).</p>	<p>1. An accessory use customarily related to a principal use authorized by Section 1102, such as but not limited to: a pharmacy or apothecary shop, stores limited to</p>	<p>Special Land Uses when Abutting a Residential District:</p> <p>1. Research and development, technical training and activities limited to the specific industries listed in</p>

	<b>B-1 Zoning (Alternative 3)</b>	<b>RM-1 Zoning (Alternative 2)</b>	<b>OS-1 Zoning (Alternative 1 and 3)</b>	<b>I-1 Zoning (Alternative 1)</b>
	transformer stations and substations, gas regulator stations with service yards, water and sewage pumping stations.	2. Accessory building and uses customarily incident to any of the above permitted uses.	corrective garments or bandages or optical service. 2. Mortuary establishments subject to certain conditions. 3. Publicly owned buildings, telephone exchange buildings and public utility offices but not including storage yards, transformer stations or gas regulator stations. 4. Day Care Centers and Adult Day Care Centers subject to certain conditions. 5. Public or private indoor recreational facilities and private outdoor recreational facilities.	Section 1902.1. 2. Data processing and computer centers limited to the specific activities listed in Section 1902.2. 3. Warehousing and wholesale establishments. 4. The manufacture, compounding, processing, packaging or treatment of products. 5. The manufacture, compounding, assembling or treatment of articles of merchandise from previously prepared materials listed in Section 1902.5. 6. The manufacture of pottery and figurines or other similar ceramic products subject to certain conditions. 7. Manufacture of musical instruments, toys, novelties and metal or rubber stamps. 8. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs. 9. Manufacturing and repair of electric or neon signs and light sheet metal products. 10. Industrial office sales, service and

<b>B-1 Zoning (Alternative 3)</b>	<b>RM-1 Zoning (Alternative 2)</b>	<b>OS-1 Zoning (Alternative 1 and 3)</b>	<b>I-1 Zoning (Alternative 1)</b>
			<p>industrial office related uses when located within an existing office building portion of an industrial use.</p> <ol style="list-style-type: none"> <li>11. Trade or industrial schools.</li> <li>12. Laboratories experimental, film or testing.</li> <li>13. Greenhouses.</li> <li>14. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations and gas regulator stations other than outside storage and service yards.</li> <li>15. Public or private indoor recreation facilities and private outdoor recreation facilities.</li> <li>16. Other uses of a similar or no more objectionable character.</li> <li>17. Accessory buildings and uses.</li> <li>18. Pet boarding facilities subject to certain conditions.</li> </ol> <p>Special Land Uses Permitted when Not Abutting a Residential District</p> <ol style="list-style-type: none"> <li>1. Auto undercoating shop when completely enclosed.</li> <li>2. Metal plating, buffing, polishing and molded rubber products subject to certain conditions.</li> </ol>



<b>B-1 Zoning (Alternative 3)</b>	<b>RM-1 Zoning (Alternative 2)</b>	<b>OS-1 Zoning (Alternative 1 and 3)</b>	<b>I-1 Zoning (Alternative 1)</b>
			<ol style="list-style-type: none"> <li>3. Uses which serve the limited needs of an industrial district including:                             <ol style="list-style-type: none"> <li>A. Banks, savings and loan associations, credit unions, union halls and industrial trade schools or industrial clinics.</li> <li>B. Industrial tool and equipment sales, service, storage and distribution.</li> <li>C. Eating and drinking establishments and motels subject to certain conditions.</li> </ol> </li> <li>4. Automobile service establishments and public garages subject to certain conditions.</li> <li>5. Self-storage facilities subject to certain conditions.</li> <li>6. Retail sales activities when ancillary to a permitted business and subject to certain conditions.</li> <li>7. Central dry cleaning plants or laundries subject to certain conditions.</li> <li>8. Railroad transfer, classification and storage yards.</li> <li>9. Tool, die, gauge and machine shops.</li> <li>10. Storage facilities for building materials, etc. subject to certain conditions.</li> <li>11. Municipal uses such as water treatment</li> </ol>

	<b>B-1 Zoning (Alternative 3)</b>	<b>RM-1 Zoning (Alternative 2)</b>	<b>OS-1 Zoning (Alternative 1 and 3)</b>	<b>I-1 Zoning (Alternative 1)</b>
				plants and reservoirs, sewage treatment plants and all other municipal buildings and uses.
Maximum Density (Dwelling Units/Net Site Area)	N/A	1 bedroom = 10.9 dwelling units/gross acre 2 bedroom = 7.3 dwelling units/gross acre 3 bedroom = 5.4 dwelling units/gross acre	N/A	N/A
Building Height	1 stories or 25 feet	2 stories or 35 feet	30 feet	40 feet
Building Setbacks	Front: 20 feet Sides: 12 feet Rear: 20 feet	Front: 50 feet Sides: 75 feet Rear: 75 feet	Front: 20 feet Sides: 15 feet Rear: 20 feet	Front: 40 feet Sides: 20 feet Rear: 20 feet

**Infrastructure Concerns**

Both water mains and sanitary sewer lines exist along Novi Road and Arena Drive. Any proposed development would logically connect to the existing lines. A full scale utility review would take place during the course of the Rezoning Review process and/or the Site Plan Review process.

The need for a Traffic Impact Study or Assessment would be evaluated at the time of a formal rezoning or site plan application. Both Novi Road and Ten Mile Road have been upgraded to five lanes within the last five years and these intersection improvements could most likely accommodate the larger traffic volumes that would result from the development of the subject property.

**Wetlands**

There are substantial regulated wetlands on the site, located mostly along the existing creek and in the southwest portion of the property, as indicated by Figure 4. The site contains small emergent-scrub shrub wetlands as well as higher quality forested and open-open water wetland. It is likely that any wetland impacts that result from a proposed development would require an MDEQ permit. Considering the quality of the on-site wetlands, avoidance of these areas would be the best option whenever this property is developed.



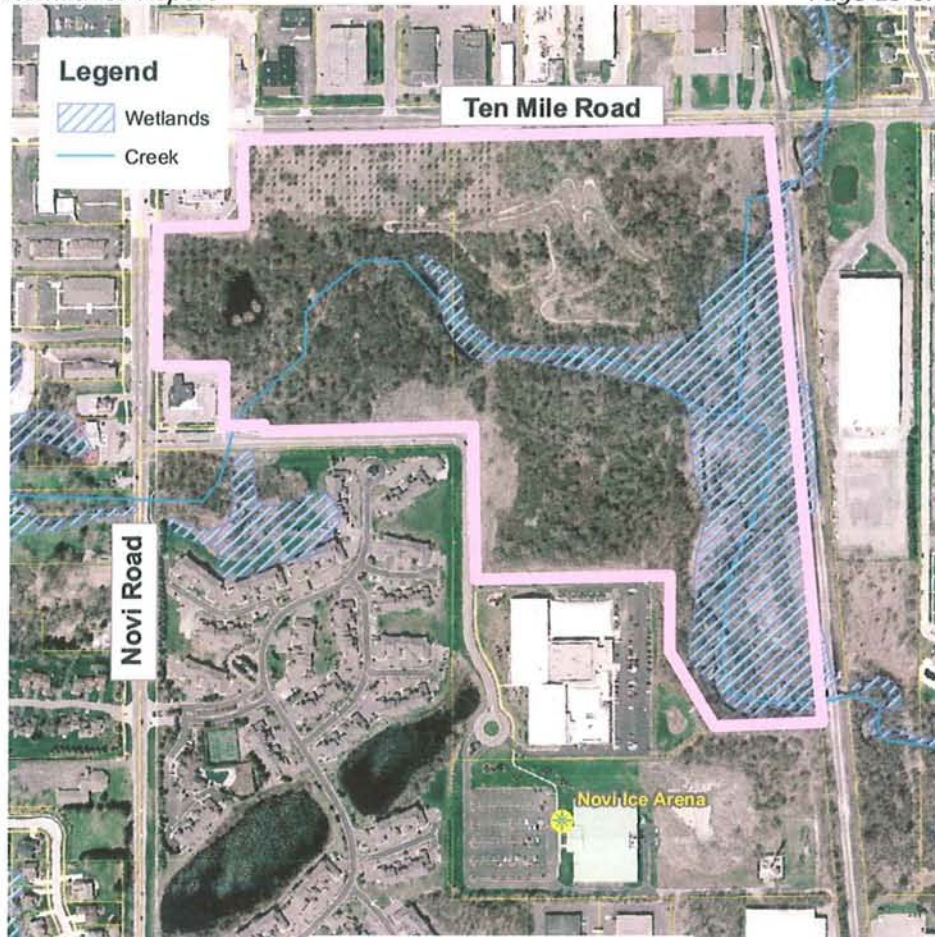


Figure 4: Wetlands

The site also contains a great deal of floodplain area associated with a tributary of the Rouge River, known as Bishop Creek. Any floodplain impacts would require mitigation and any buildings placed within the floodplain would require need to meet appropriate building standards for construction within a floodplain. Figure 5 shows the existing flood zone.



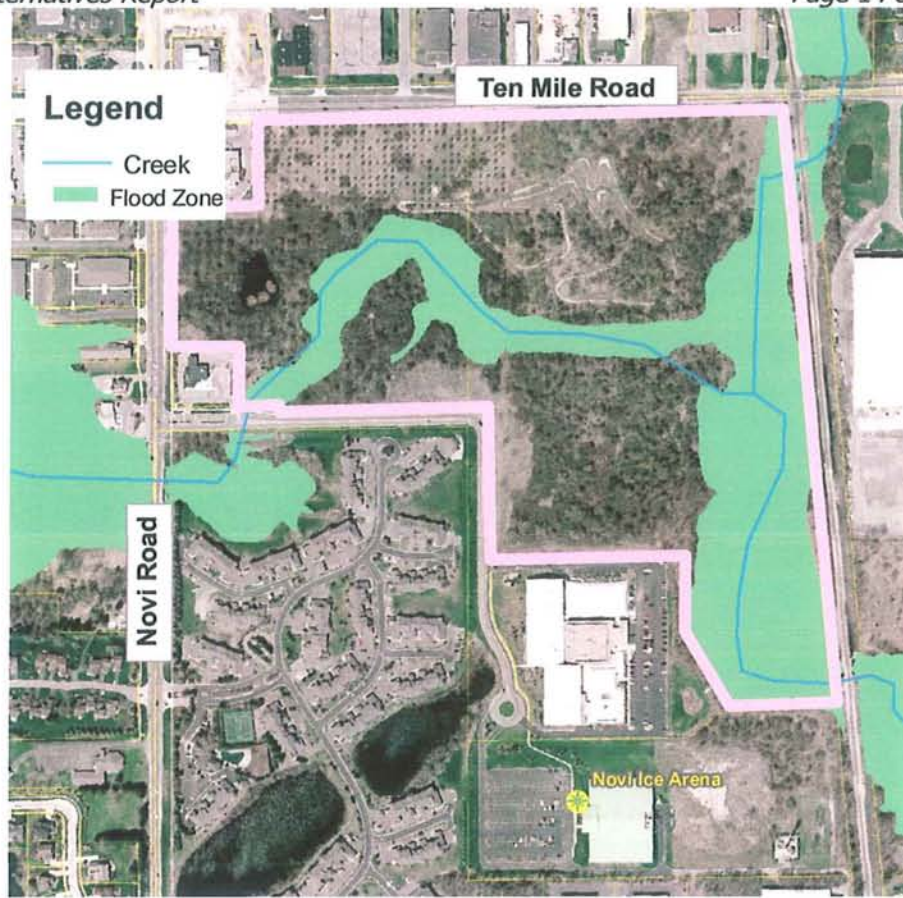


Figure 5: Flood Zone

### **Woodlands**

The updated Woodlands map recently prepared by City staff and the City's environmental consultant, Environmental Consulting and Technology, Inc. is scheduled to go before the City Council in the coming weeks. Staff expects the revised map to be tentatively approved at that time. Therefore, Figure 6 is based on the boundaries shown by the updated Woodlands map. Based on the revised map, the site does contain regulated woodlands. Additional regulated woodland may occur beyond the generalized boundaries provided in the official woodlands map and the presence of regulated trees would need to be field verified once a formal site plan applicant is submitted. Staff would recommend that any proposed developments avoid regulated woodlands as much as possible.



Figure 6: Woodlands

*Kristen Kapelanski*

Report by Planner Kristen Kapelanski (248) 347-0586



**Minutes**

**December 2, 2008**



**MASTER PLAN & ZONING COMMITTEE**  
**City of Novi Planning Commission**  
December 2, 2008 at 7:00 p.m.  
Novi Civic Center – Council Chambers  
45175 W. Ten Mile, Novi, MI 48375  
248.347.0475

**ROLL CALL**

**Present:** Members Brian Burke, Andy Gutman, Michael Meyer, Wayne Wrobel

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner; Kristen Kapelanski, Planner; Kristin Kolb, City Attorney

**APPROVAL OF AGENDA**

Moved by Member Gutman, seconded by Member Burke:

**VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER BURKE:**

**Motion to approve the Agenda. Motion carried 4-0.**

**AUDIENCE PARTICIPATION**

No one from the audience wished to speak.

**ELECTION OF CHAIR AND VICE-CHAIR**

Moved by Member Gutman, seconded by Member Meyer:

**VOICE VOTE ON CHAIR NOMINATION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER MEYER:**

**Motion to nominate Wayne Wrobel for Chair. Motion carried 4-0.**

Moved by Member Burke, seconded by Member Meyer:

**VOICE VOTE ON VICE-CHAIR NOMINATION MADE BY MEMBER BURKE AND SECONDED BY MEMBER MEYER:**

**Motion to nominate Andy Gutman for Vice Chair. Motion carried 4-0.**

**MATTERS FOR DISCUSSION**

**1. Weiss Mixed Use Project**

Request for discussion to provide comments, suggestions and questions on rezoning a portion of a parcel from OS-1 and I-1 to B-2 with a PRO with the balance of the property remaining OS-1 and I-1.

Planner Kristen Kapelanski said the Applicant is proposing a 41,000 square-foot retail center, a 64,000 square foot Kroger store and other associated outlots for three medical buildings, two restaurants, a bank and a retail store. The site is the southeast corner of Ten Mile and Novi Road and the proposal is for just a portion of the property. The surrounding zoning includes various Residential, Industrial, Office and Commercial zones. The subject land is mainly along the Ten Mile frontage; the property outside of this development area will remain zoned OS-1 and I-1. The far west property will remain OS-1.

There are regulated woodlands and wetlands. The boundary lines shown on the maps are guidelines, and these boundaries will be adjusted as necessary after field review.



The majority of this property is classified as a Special Planning Project Area, with the balance to the west master planned for Office. Considering the Master Plan offers little guidance in this area, Ms. Kapelanski said it may be wise for the Planning Commission to commence a study similar to those done for other areas of the City earlier this year. This could be done early next year and could be completed hopefully mostly by Staff, and it could be rolled into the Master Plan examination for 2009. The Applicant would have the option of waiting for the study to be complete, or proceed without the benefit of any updated study or additional guidance from the Master Plan.

The Applicant has not identified a public benefit, as required with all PROs. The variances are summarized in the Plan Review Chart. The plan is set up to be a site condo, and many of the variances could be eliminated with a general condo instead.

A similar project was proposed about four years ago. The minutes regarding that project were provided to the Committee in their packet.

Deputy Director of Community Development Barbara McBeth agreed with Ms. Kapelanski's suggestion that the Master Plan and Zoning Committee's recommendation could be to perform a study on the Special Project Planning Area. She preferred that this be accomplished prior to the project going forward. This would be a sound basis for the recommendations that will be made.

Matt Quinn addressed the Committee on behalf of the Applicant. He said that the last proposal came before the Committee twice; once it was unanimously accepted and once the review was a bit mixed. There was a bit more commercial when the plan went before the Planning Commission. The plan then went on hiatus. Kroger is the anchor that will make this project go. Now they are ready to go, and their contracts are in place.

Mr. Quinn said the market study shows the need for this project. He said it made sense to bring this project forward as a PRO. He described the various buildings and their relationship (distance) to the Walgreen's on the corner. The Chapman Creek natural features may be proposed as a nature area for one of the project's public benefits. The Applicant is also considering offering a Ten Mile center turn lane that connects to the improvements made at Novi Road.

This project has been on the table since 2001. The City told them at one point that it couldn't handle the project until the Novi: Ten Mile intersection was improved. Mr. Weiss said he would wait. The improvements have now been made.

Mr. Quinn said that the overall regional detention for the area could also be part of the community benefit offered.

A boardwalk from the south side of the development to Arena Drive is also under consideration. This would allow people from River Oaks Apartments to walk to the commercial center. A bridge of some sort would have to be built across the gorge.

Mr. Weiss and Mr. Quinn have been working with Parks and Recreation on naming the ice arena park after Mr. Weiss. He donated that land in the 1990s. A park design and one or two soccer fields would be a nice fit in the area. Mr. Weiss may donate some fill and seed to facilitate that purpose.

Mr. Weiss has owned this land for over 35 years; he leased it back to Erwin's Apple Orchard when it was in business.

Mr. Leonard Siegel addressed the Committee. He said the easterly section is zoned I-1 and the westerly section is zoned OS-1. The dividing line is about half-way between Novi Road and the CSX railroad – about 1,000 feet in each direction. Chapman Creek seemed like a rational boundary line for a zoning line, and it never occurred to him that the Office zoning should continue along the other side of the creek.

This request is for about twenty acres along Ten Mile. This is 39,000 square feet smaller than the request from 2004. There is a wetland near the credit union that is proposed for mitigation. This is a pond



area that collects the runoff from the west side of Novi Road. Many of the outlot features are conceptual only, though there is one bank interested in the project. 8.5 acres of this site will remain zoned OS-1.

Mr. Quinn concluded by acknowledging the irony in ultra-conservative Dan Weiss coming forward in this economy with a proposal for a new development. He said that Mr. Weiss will continue to move forward on this project regardless of whether the City chooses to study this Special Area as designated on the Master Plan. He said that the City has had ample opportunity to review this location, and his client will not wait for the City to complete a study. He expected the plans to be submitted in January.

Member Burke asked about the original submittal's concept plan and parallel plan. Mr. Quinn said that the parallel plan was provided to demonstrate what could be built on the site under its current zoning. The concept plan had another retail building with four units, and the retail attached to the Kroger was larger. Mr. Siegel added that the wetland previously discussed is new and has formed over the last four years.

Member Burke compared the old and new plans and noted that the curb cuts have been reduced by one. He was concerned whether the roads could accommodate the increase in traffic. Ms. Kapelanski said the Traffic Consultant didn't conclusively determine whether an additional Novi Road traffic light would be needed. They did recommend one west of Kroger, and they also recommended that the drives be relocated.

Member Burke felt that the important aspect of this review is to determine how to mitigate the traffic increase. He thought that a longer center lane would help. It is difficult to leave Walgreens via Novi Road with the hopes of turning west onto Ten Mile at the light. Though he felt the traffic has improved since the work on the intersection, he still felt that there were traffic issues in this area. Mr. Quinn felt that the previous traffic study didn't warrant additional traffic lights and he didn't think this new plan would either, though perhaps the County reviewers will have since changed their minds. Mr. Siegel added that the existing zoning would have a more negative impact to the peak morning drive time. Overall, there wouldn't be a big difference.

Member Meyer agreed that the improvement of the intersection allows for the possibility of additional traffic at this corner. Member Meyer did not think that the increase in the taxbase was a significant enough community benefit to move this project through the PRO process, which may have been the sticking point with the 2004 submittal. Mr. Siegel said that with this new proposal they are exploring what roadwork may be proposed as an additional community benefit. They may propose a conservation easement along Chapman Creek. They may improve the park behind the ice arena. Member Meyer thought these were nice amenities. He asked for additional comment on the land itself.

Mr. Siegel said the land slopes from Ten Mile south to the creek. The proposal would provide a landscaped area near Ten Mile with a steep drop down to a parking area that would still slope to the south. The south end of the property would be built up and a retaining wall would be added just north of the creek outside of the wetland area.

Member Meyer asked about the trees from the orchard. Mr. Siegel responded that the trees would be maintained near the creek, but once the site is balanced, a majority of the site's trees would be removed. The trees are junkers. Deputy Director of Community Development Barbara McBeth said the trees were discussed at the pre-application meeting. They discussed whether the woodland extended into the interior of the site, and she noted that the new woodland map would be presented soon to the Planning Commission. Mr. Siegel said there were two landmark trees measuring greater than 36 inches. He did not think that they could be saved. The rest are six-to-eight inch apple trees.

Member Burke recommended that additional information be provided on the orchard trees, soil testing for potential arsenic contamination from the orchard, and the elevation drop near Ten Mile. Mr. Siegel said if the soil is contaminated it would be relocated to a secluded area. Member Wrobel asked if it had to be hauled off site. Ms. McBeth said she thought the standards were different for a commercial development, and that this issue wasn't necessarily the purview of the Planning Commission, unless they wished the Applicant to make the removal of the soil a community benefit.



Member Gutman encouraged the Applicant to give a clear definition of the public benefit when the proposal comes forward. He asked Ms. McBeth how quickly the study of this site could be completed. She responded that the previous Master Plan study covered three study areas. She spoke with her Staff regarding this issue and decided that if this Committee feels that a study is the appropriate thing to do, a resolution could go before the Planning Commission recommending that the subject area be opened for study. If the work was done in-house, it wouldn't have to go out for a bid. That would save a few weeks. The Staff could begin the study, and hold weekly, bi-weekly or monthly meetings with the Master Plan and Zoning Committee to seek input. They could also host public input sessions. This would take a couple of months – perhaps three. The notification process required by State Law to notify the surrounding communities and public utilities would increase the timeframe to about nine or ten months. Mr. Spencer added that the study portion is the short part of it; the Master Plan Amendment process would take the nine months or so to complete. 2009 is the year that marks the five-year increment in the Master Plan Review process.

Member Gutman thought that the City's review of the site was important for the Committee to consider.

Member Wrobel said that food shopping is inconvenient for the east side of Novi. However, he and his neighbors would not be happy with another neighborhood center or strip mall. Residents complain about the existing vacancies and ask why more buildings are being constructed.

Member Wrobel was concerned about the Ten Mile westbound afternoon and evening traffic. He said that it can take thirty minutes to travel this Ten Mile segment on a busy day. A big development will create a mess. A turning lane would not benefit the intersection since the development of the City has gone west. The turning lane would only benefit this Applicant.

Member Wrobel would like the Applicant to explain the public benefit of this proposal. The outlots are speculative and there is no firm timeline.

Member Wrobel noted that a previous planner suggested that the buildings be moved closer to the road to give it a different look – something distinctive other than looking like a shopping center. This is a focal corner. He understood that Kroger had issues with moving the store because of the loading docks, and this is not a major concern to Member Wrobel because the trucks are not parked there all day long.

Member Wrobel asked about the size of the Kroger, which was determined to be slightly larger than the Kroger on Beck Road.

Member Meyer asked whether the Applicant should move forward in light of the current economic indicators. A representative from Kroger said that when he looked for a new home in Novi, he realized that a store should be located in this area of the City for the sake of convenience. Mr. Siegel said that the City's consultant, the Chesapeake Group, indicated that this section of the City does need neighborhood shopping. He said that securing financing for the project may become the issue. He added that there is enough interest in the area to support this amount of retail. Member Wrobel asked the Applicant to provide documentation of residents who say they support the proposal, because the general comments he hears are contrary to that statement.

Mr. Siegel suggested that this project could actually reduce the level of traffic in the area by giving the local residents a nearby shopping venue.

Member Wrobel asked about an additional Ten Mile signal. Mr. Spencer said that the traffic study will shed light on whether a light is warranted. The developer is typically responsible, though sometimes the City or adjoining property owners cooperate in these additions when the light provides services outside of the subject proposal's needs. The turn lanes may be a requirement of the site plan anyway -- this will be determined during the site plan review. Mr. Siegel said their concept may exceed what will be required.

The Committee encouraged the Applicant to provide a façade that is attractive and does not appear to be a standard shopping center design.



The Committee discussed whether a study is necessary. Member Meyer said that he routinely hears that Novi sets up all these hurdles which keep businesses from wanting to develop here. If this study is a necessary hurdle, then so be it; otherwise, the City should forego the effort. Making the City easier to develop in is one of the forces that drives Member Meyer. Member Wrobel added that the Committee just wants to be sure that the City is doing the right thing. Ms. McBeth said that the Staff would perform would hopefully complete the study within a couple of months. It could be started sooner or along with the Master Plan review. She said it comes down to whether it is worthwhile to take a closer look at this proposal and do a study similar to those done on the three areas reviewed earlier this year. This study could be done with smaller detail, less time, probably fewer meetings, less public input opportunities, but still the City could get the value out of it, which would be some public input, more in-depth study of what is in the vicinity, an update to the retail analysis and traffic studies - all of these Master Plan kinds of things that are of benefit when the City needs to make a decision on a zoning issue. For these reasons, Ms. McBeth said they would recommend that the study be conducted – maybe concurrently with the submittal – and it could be done for everyone's benefit. The study would take in the Applicant's perspective and the residents' perspective. The City found that these items were valuable and helpful during the last review. It also makes the public aware of the proposal before it comes before the Planning Commission for a Public Hearing.

Mr. Spencer said that Novi has, over the years, tried to rezone property in accordance with the Master Plan. As a backbone for those rezonings, the Master Plan is a very valuable tool. He agreed with Ms. McBeth that the study could be completed for this purpose long before the Master Plan update is complete.

Member Burke asked how many Staff hours would be needed to complete a survey on this area. Ms. McBeth said she didn't think a survey would be accomplished. She said they found that the open house was effective and stakeholder meetings provided valuable information. She felt with the slowdown in work the Staff would be able to work on this project, and it is less complicated than the other study areas.

Ms. McBeth said the Staff could start the review within a couple of weeks. They could meet with the Committee in early January. She hoped that the Staff could be through with the project by the end of February. Member Burke asked whether previously there was criticism of the City for performing the Master Plan review when there were site plans on the table. Mr. Quinn said that it was he who criticized the timing.

Ms. McBeth agreed with Mr. Spencer that it is good to make zoning changes based on the Master Plan designations. This subject land in this proposal has no Master Plan designation. With this request to rezone, it would be good to have an enhanced planning study. Mr. Spencer added that the study could be beneficial to many, as it may also apply to other sites in the area.

City Attorney Kristin Kolb said it made sense that the study happen concurrently with the review of this proposal.

Moved by Member Burke, seconded by Member Gutman:

**VOICE VOTE ON TEN MILE: NOVI ROAD STUDY RESOLUTION MOTION MADE BY MEMBER BURKE AND SECONDED BY MEMBER GUTMAN:**

**A motion of recommendation to the Planning Commission for a resolution to commence a study of the Special Planning Project Area at Ten Mile and Novi roads that will be completed concurrently with the Applicant's site plan submittal. *Motion carried 4-0.***

Mr. Spencer said that the Applicant might wish to consider a site design with the buildings closer to the road. This is a concept that encourages pedestrian activity. Because this is a PRO, the Committee can also engage in a dialogue with the Applicant to discuss the public benefits associated with aesthetic design elements such as building location. The Applicant responded that the "closer to the road" concept will not happen. He said it is not a practical idea, and it squeezes the small store owners out of parking.



**SCHEDULE/FUTURE AGENDA**

A meeting was scheduled for December 10, 2008 at 6:00 PM [but canceled prior to that date].

**APPROVAL OF MINUTES**

Moved by Member Gutman, seconded by Member Meyer:

**VOICE VOTE ON MINUTES APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER MEYER:**

**A motion to approve the November 18, 2008 Master Plan and Zoning Committee minutes.**  
*Motion carried 4-0.*

**ADJOURN**

Moved by Member Burke,

**A motion to adjourn.**

The meeting adjourned at 8:26 PM.

Transcribed by Jane L. Schimpf, January 14, 2009  
Date Approved: