



CITY of NOVI CITY COUNCIL

Agenda Item 5
July 28, 2008

SUBJECT: Consideration of Zoning Ordinance Text Amendment 18.228, to amend Ordinance No. 97-18 as amended, the City of Novi Zoning Ordinance at Article 25, Subsection 2516, "Site Plan Review (All Districts)" to modify the standards for administrative review of revised site plans and the time limit of site plan approvals. **First Reading**

SUBMITTING DEPARTMENT: Community Development Department - Planning *Bulls*

CITY MANAGER APPROVAL *[Signature]*

BACKGROUND INFORMATION:

As a part of the on-going efforts to improve customer service and to streamline the development and redevelopment process in Novi, the City's Planning staff has reviewed Section 2516 of the Zoning Ordinance. Staff identified two areas where minor ordinance modifications could help reduce the processing time for an applicant, while protecting the interests of the citizens of Novi.

The first proposal would allow an increase in the size of additions to existing buildings that could be reviewed and approved administratively, provided the property is not located near residential property. These modifications are to Section 2516.1.c(9). The ordinance currently allows administrative approvals for building additions totaling no more than 1000 square feet to an existing building. The ordinance changes propose to increase the amount that can be approved administratively to no more than 10 percent of an existing building, up to a maximum of 10,000 square feet, for non-residential buildings located more than 500 feet from residential districts. Staff notes that minor changes to an approved site plan seldom have substantial issues, and reducing the processing time may encourage more reinvestment in commercial properties.

The second proposal would increase the length of time a site plan approval would remain valid, thus reducing the need for site plan extension actions by the Planning Commission or City Council. These modifications are found in Section 2516.6, and propose that the initial approval period of either a preliminary or final site plan approval would be two years from the date of approval, increased from one year as the ordinance currently allows. Section 2516.7, related to site plan extensions, would remain the same, allowing for up to three, one-year extensions of either preliminary or final site plan approval.

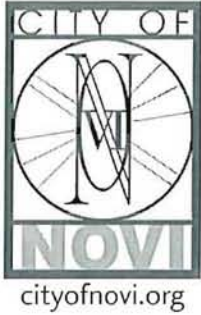
The Planning Commission held a public hearing on the matter on July 16, 2008 and forwarded a favorable recommendation to the City Council on the proposed amendments. The City Council is asked to consider the attached amendments for a first reading on July 28th.

RECOMMENDED ACTION: Consideration of Zoning Ordinance Text Amendment 18.228, to amend Ordinance No. 97-18 as amended, the City of Novi Zoning Ordinance at Article 25, Subsection 2516, "Site Plan Review (All Districts)" to modify the standards for administrative review of revised site plans and the time limit of site plan approvals. **First Reading**

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Capello				
Council Member Crawford				
Council Member Gatt				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

**DRAFT
PLANNING COMMISSION MINUTES**



PLANNING COMMISSION

CITY OF NOVI

Regular Meeting

Zoning Ordinance Text Amendment 18.228 Excerpt

Wednesday, July 16, 2008 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile

(248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Members Brian Burke, Victor Cassis, David Greco, Andrew Gutman, Brain Larson, Michael Lynch (7:35 PM), Michael Meyer, Mark Pehrson, Wayne Wrobel

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Mark Spencer, Planner; David Beschke, Landscape Architect; Lindon Ivezaj, Civil Engineer; Steve Dearing, Traffic Consultant; Kristin Kolb, City Attorney

PUBLIC HEARINGS

1. ZONING ORDINANCE TEXT AMENDMENT 18.228

The Public Hearing was opened for Planning Commission's recommendation to City Council for an ordinance to amend Ordinance No. 97-18, as amended, the City of Novi Zoning Ordinance in order to modify the standards for administrative review of revised site plans and time limit of site plan approvals.

Planner Mark Spencer said this text amendment is another example of the City's ongoing efforts to streamline the development process and improve customer service. The two areas proposed for text amendments come from Section 2516. These changes will reduce the processing time for the applicants of building additions, but will still protect the interests of the citizens of Novi. Since minor additions to an existing building seldom yield substantial issues, these changes will not have a negative effect on the process, and may encourage existing landowners to reinvest in their properties.

This text amendment proposes that additions up to 10% of the existing building size, not to exceed 10,000 square feet, can be administratively approved. Currently plans greater than 1,000 square feet come before the Planning Commission for approval. This new language applies to non-residential buildings located more than 500 feet away from residential districts. The residential component was included to ensure that business additions near residential areas will not diminish the quality of life in the area. Many community ordinances are similar to Novi's existing language. Northville, Canton, Meridian Township, Southfield, East Lansing and Rochester are communities that have also expanded the scope of their administrative review.

Additionally, Mr. Spencer said the site plan approvals are now proposed to remain valid for two years rather than one. In the past fiscal year, there were 22 extensions brought forward to the Planning Commission for approval; 12 were requests for their first extensions. The two-year window is not an unusual amount of time to use; a time period is used in the first place to provide the City with a safety measure in the event there is an Ordinance change that might need to be addressed. The City felt that the two-year threshold was a valid timeframe and would address the number of extensions that are being sought.

No one from the audience wished to speak and no correspondence was received so Chair Cassis closed the Public Hearing.

Member Gutman thought the amendment stands as a testament to the City's efforts to improve the process.

Moved by Member Gutman, seconded by Member Pehrson:

In the matter of Zoning Ordinance Text Amendment 18.228, motion to send a positive recommendation to City Council.

DISCUSSION

Member Pehrson asked whether the declining inventory of parcels were considered. Mr. Spencer provided the example of a current Final Site Plan approval being valid for one year, with the opportunity for the Applicant to seek three one-year extensions; this will now change in that this four-year window becomes five. Mr. Spencer did not think any Ordinance would change so much that this timeframe was out of line. He also said the state's economic condition makes this a very reasonable amendment to offer. Member Pehrson applauded the City for this action.

Member Wrobel supported the amendment. He hoped it sent the message that the City is becoming more user-friendly.

Chair Cassis sympathized with Member Pehrson's concern. He questioned whether changes on the state level to, for instance, BOCA, could affect this local Ordinance. City Attorney Kristin Kolb responded that the state provides a very general power to cities and Planning Commissions to determine how they want to process site plans. Basically they are asked to create their own processes and identify the standards necessary. This City has already fulfilled this obligation. She didn't anticipate this becoming a problem.

Chair Cassis was concerned about changes that might affect the health and safety of the community. Ms. Kolb responded that the state has mandated that each community must adapt the International Building Code, which the City of Novi has done. That is different from the site plan review process. They are enforced in separate fashion as well. Mr. Spencer added that building permits are based upon the BOCA Code of a certain year, which is the application date. The Applicant is guaranteed that the rules won't change in the middle of a submittal. He said that MDEQ rules could change. A site plan approval date ensures the Applicant of the rules that will be in place for their project.

Chair Cassis asked whether the 500-foot notification area was still in place. Deputy Director of Community Development Barbara McBeth said that this is another stipulation that the Planning Commission could review, and examples of other communities' ordinances could be provided. She said that an analysis of the number of homes notified within the various distances could be provided as well.

Member Greco commented that the extension is the first approval, and that doesn't mean that the Planning Commission rubber stamps additional extensions over time. These plans can be revisited upon future extension requests. He felt that this increase to the initial extension, based upon what he has witnessed thus far, makes sense. He supported the text amendment.

**ROLL CALL VOTE ON ZONING ORDINANCE TEXT AMENDMENT 18.228 POSITIVE RECOMMENDATION
MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER PEHRSON:**

In the matter of Zoning Ordinance Text Amendment 18.228, motion to send a positive recommendation to City Council. *Motion carried 8-0.*

MEMORANDUM

TO: PLANNING COMMISSION

THROUGH: BARBARA MCBETH, ^{B. M.} A/CP, DEPUTY DIRECTOR
COMMUNITY DEVELOPMENT

FROM: MARK SPENCER, A/CP, PLANNER *Mark Spencer*

SUBJECT: ADMINISTRATIVE SITE PLAN REVIEW

DATE: JULY 7, 2008

Many communities have similar requirements for administrative site plan review. Most often, administrative review is only permitted for very minor changes to an approved site plan. Several communities expand upon the requirements to permit larger building additions and modified parking lot projects to qualify for administrative review if the proposal meets all of the other municipal ordinance requirements. As requested at your last Planning Commission meeting, the following is a list of nearby communities with expanded opportunities for administrative site plan review and a partial description of the criteria for those reviews:

City of Northville

- Expansion of an existing building up to 10% when no additional parking spaces are required.

Canton

- Development in industrial districts provided that such plans do not involve special land uses, variances, or discretionary decisions.
- An addition to an existing building that does not increase or decrease the floor space by more than 25 percent or 3,000 square feet, whichever is less.
- Alterations to the internal parking layout of an off-street lot.

Meridian Twp.

- Modifications to any approved site plans.

City of Southfield

- Expansion of floor space up to twenty-five (25%) percent of the gross square footage and not to exceed 10,000 square feet (930 square meters) of the previously approved site plan.

City of East Lansing

- Up to 5 percent of any or all of the following characteristics of the property: the total floor area of building(s); the total residential occupancy; or the total number of parking spaces required or provided.

City of Rochester

- Alterations, modifications, improvements and additions to any existing structures provided all relevant City departments agree it should not appear before the Planning Commission.

The use of all of these options is dependent upon meeting all other ordinance requirements and at the discretion of the administrative reviewer, the project may go to the Planning Commission.

PROPOSED
STRIKE-THROUGH VERSION

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 08- 18 -228

AN ORDINANCE TO AMEND APPENDIX A OF THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 97-18, AS AMENDED, KNOWN AS THE CITY OF NOVI ZONING ORDINANCE, ARTICLE 25, SUBSECTIONS 2516, IN ORDER TO MODIFY THE STANDARDS FOR ADMINISTRATIVE REVIEW OF MODIFIED SITE PLANS AND TIME LIMIT OF APPROVALS

THE CITY OF NOVI ORDAINS:

Part I. That Ordinance No. 97-18, the City of Novi Zoning Ordinance, as amended, Article 25, General Provisions, Section 2516, Site Plan Review (All Districts), is hereby amended to read as follows:

Sec. 2516. Site Plan Review (All Districts).

1. a. [unchanged]
- b. [unchanged]
- c. A site plan may be reviewed for approval administratively without formal review by the approving body under the following circumstances:
 - (1) When the plan only proposes improvements to or expansion of an existing off-street parking area;
 - (2) When the plan only proposes modifications to a previously approved off-street parking lot layout, provided the proposed modifications do not reduce the number of approved parking spaces to less than the minimum number of spaces required by the Ordinance;
 - (3) When the plan only proposes a change of use within an existing freestanding building or an interior modification of an existing use where such change results in an attendant increase in off-street parking need;
 - (4) When the plan only proposes the improvement, expansion, extension or abandonment of any utility line or easement;
 - (5) When the plan only proposes revisions to a previously approved landscape planting layout, provided that the revision does not compromise any applicable minimum standards of this Ordinance; or
 - (6) When the plan only proposes changes in the location of previously approved buildings, provided the proposed relocation does not displace approved off-street parking areas and has no significant impact on the site or adjacent properties.
 - (7) When the site is already the subject of an existing and previously approved site plan and the revised plan only proposes the construction of an accessory

building or accessory structure, where otherwise permitted, for the containment of hazardous chemicals for compliance with Chapter 15 of the Novi Code of Ordinances, or for any other customary accessory use provided that the accessory building or structure does not exceed [one thousand] (1,000) square feet in total (gross) floor area, and does not require a new or revised woodlands permit or a nonadministrative wetlands permit.

- (8) When the site already the subject of an existing and previously approved site plan and the revised plan only proposes to add a pay telephone structure or delivery service drop box.
- (9) When the site is already the subject of an existing and previously approved site plan and the revised plan only proposes ~~an addition totaling [one thousand] (1,000) square feet or less to an existing building or structure;~~ one of the following:
 - a. An addition totaling one thousand (1,000) square feet or less to an existing building or structure; or
 - b. An addition totaling more than one thousand (1,000) square feet but less than ten thousand (10,000) square feet when the proposed addition is less than ten percent (10%) of the gross floor area of an existing non-residential building or structure and when the building or structure is located on a parcel of land that is at least 500 feet from any residential zoning district;

provided the addition meets all Zoning Ordinance requirements and it does not require a new or revised woodlands permit or a nonadministrative wetlands permit.

- (10) When the plan only proposes a change to a previously approved facade plan and the proposed facade revision conforms with the provisions in this Ordinance.
- (11) When an existing restaurant use proposes an outdoor seating area, provided the addition does not require a new or revised woodlands permit, a non-administrative wetlands permit, or where such change does not result in a deficiency in off-street parking demand.

If during any administrative review process authorized under this subpart or subpart (d) it is determined that changes or modifications to a site plan may significantly impact the site or adjacent areas, the site plan shall be forwarded to the Planning Commission for review and approval.

- d. [unchanged]
- e. [unchanged]

- 2. [unchanged]
- 3. [unchanged]
- 4. [unchanged]
- 5. [unchanged]
- 6. Approval limitations. Preliminary and final site plan approvals shall have the following limitations:
 - a. Approvals shall be effective for a period of ~~one (1)~~ two (2) years from date of approval;

- b. Approvals shall lapse and cease to be in effect if the premises are not used or the work is not started within that ~~one~~two-year period, or within any extension granted pursuant to subsection 2516.7;
 - c. Approvals shall lapse and cease to be in effect if the work commenced is abandoned for a period of one (1) year;
 - d. When a development subject to site plan approval is also subject to special land use approval as a principal use permitted subject to special conditions, option or other conditional use approval, such special land use approval shall expire with the preliminary site plan approval or final site plan approval; and
 - e. Neither the approval of a site plan, nor anything in the City of Novi Zoning Ordinance, should be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular use, district, zoning classification or any permissible activities therein; and, they are hereby declared to be subject to subsequent amendment, change or modification as may be necessary to the preservation or protection of public health, safety and welfare.
7. Extensions. The time limit set forth in subpart 2516.6a., above, may be extended by the body which approved the preliminary site plan, subject to the following:
- a. An extension may be granted for any period of time not to exceed one (1) year;
 - b. An extension of site plan approval must be requested in writing, at least thirty (30) days prior to the expiration of the approval period, and such request must be granted before the original site plan approval, or any extension thereof, expires or lapses;
 - c. Validation of a site plan or special land use approval after the date of expiration will require resubmittal to the city for review and approval. Except as otherwise permitted herein, there shall be no revisions to a site plan without prior approval;
 - d. No more than three (3) one-year extensions will be granted;
 - e. Preliminary or final site plan approval shall be void in the event of rezoning that is inconsistent with the planned use;
 - f. It is the burden of the applicant to show good cause for the granting of the requested extension. The body which approved the preliminary site plan shall consider the following factors in its determination of whether good cause exists:
 - (1) The applicant has demonstrated that needed utility services have been delayed;
 - (2) The applicant has demonstrated that technical reviews of the final site plan have raised unforeseen development problems;
 - (3) The applicant has demonstrated that unforeseen economic events or conditions have caused delays;
 - (4) The approved plan to be extended is in compliance with all current site plan criteria and current ordinances, laws, codes and regulations;
 - (5) There is no pending zoning ordinance which would substantially change the requirements of the approved plan.
8. All provisions of the Novi Site Plan and Development Manual, as revised and attached hereto, excluding any appendix or attachments thereto, are hereby adopted, enacted and made a part of this Ordinance. The provisions of the Site Plan and Development Manual shall govern site plan review procedures and development requirements within the City of Novi; provided, if any provision of the Site Plan and Development Manual is in conflict with the City Charter, this or any other ordinance, or applicable statute, the

conflicting provision shall not be interpreted as repealing said Charter, ordinance or statute, but rather said Charter, ordinance or statute shall govern.
(Ord. No. 97-18.134, Pts. I-III, 10-6-97; Ord. No. 98-18.145, Pts. I, II, 10-19-98; Ord. No. 99-18.151, Pt. I, 7-12-99; Ord. No. 2004-18.192, Pts. I-III, 5-17-04; Ord. No. 18.211, Pt. V, 12-4-06)

PART II. Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III. Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV. Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART V. Effective Date: Publication. The provisions of this Ordinance shall become effective fifteen (15) days after its adoption and shall be published within 15 days of its adoption by publication of a brief notice in a newspaper circulated in the City, stating the date of enactment and the effective date of the ordinance, a brief statement as to the subject matter of this Ordinance and such other facts as the Clerk shall deem pertinent, and that a copy of the Ordinance is available for public use and inspection at the office of the City Clerk.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2008.

DAVID LANDRY, MAYOR

MARYANNE CORNELIUS, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

PROPOSED
CLEAN VERSION

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 08- 18 -228

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 - (1) When the plan only proposes improvements to or expansion of an existing off-street parking area;
 - (2) When the plan only proposes modifications to a previously approved off-street parking lot layout, provided the proposed modifications do not reduce the number of approved parking spaces to less than the minimum number of spaces required by the Ordinance;
 - (3) When the plan only proposes a change of use within an existing freestanding building or an interior modification of an existing use where such change results in an attendant increase in off-street parking need;
 - (4) When the plan only proposes the improvement, expansion, extension or abandonment of any utility line or easement;
 - (5) When the plan only proposes revisions to a previously approved landscape planting layout, provided that the revision does not compromise any applicable minimum standards of this Ordinance; or
 - (6) When the plan only proposes changes in the location of previously approved buildings, provided the proposed relocation does not displace approved off-street parking areas and has no significant impact on the site or adjacent properties.
 - (7) When the site is already the subject of an existing and previously approved site plan and the revised plan only proposes the construction of an accessory

building or accessory structure, where otherwise permitted, for the containment of hazardous chemicals for compliance with Chapter 15 of the Novi Code of Ordinances, or for any other customary accessory use provided that the accessory building or structure does not exceed [one thousand] (1,000) square feet in total (gross) floor area, and does not require a new or revised woodlands permit or a nonadministrative wetlands permit.

- (8) When the site already the subject of an existing and previously approved site plan and the revised plan only proposes to add a pay telephone structure or delivery service drop box.
- (9) When the site is already the subject of an existing and previously approved site plan and the revised plan only proposes one of the following:
 - a. An addition totaling one thousand (1,000) square feet or less to an existing building or structure; or
 - b. An addition totaling more than one thousand (1,000) square feet but less than ten thousand (10,000) square feet when the proposed addition is less than ten percent (10%) of the gross floor area of an existing non-residential building or structure and when the building or structure is located on a parcel of land that is at least 500 feet from any residential zoning district;

provided the addition meets all Zoning Ordinance requirements and it does not require a new or revised woodlands permit or a nonadministrative wetlands permit.

- (10) When the plan only proposes a change to a previously approved facade plan and the proposed facade revision conforms with the provisions in this Ordinance.
- (11) When an existing restaurant use proposes an outdoor seating area, provided the addition does not require a new or revised woodlands permit, a non-administrative wetlands permit, or where such change does not result in a deficiency in off-street parking demand.

If during any administrative review process authorized under this subpart or subpart (d) it is determined that changes or modifications to a site plan may significantly impact the site or adjacent areas, the site plan shall be forwarded to the Planning Commission for review and approval.

- d. [unchanged]
- e. [unchanged]

2. [unchanged]
3. [unchanged]
4. [unchanged]
5. [unchanged]
6. Approval limitations. Preliminary and final site plan approvals shall have the following limitations:
 - a. Approvals shall be effective for a period of ~~one (1)~~ two (2) years from date of approval;

- b. Approvals shall lapse and cease to be in effect if the premises are not used or the work is not started within that two-year period, or within any extension granted pursuant to subsection 2516.7;
 - c. Approvals shall lapse and cease to be in effect if the work commenced is abandoned for a period of one (1) year;
 - d. When a development subject to site plan approval is also subject to special land use approval as a principal use permitted subject to special conditions, option or other conditional use approval, such special land use approval shall expire with the preliminary site plan approval or final site plan approval; and
 - e. Neither the approval of a site plan, nor anything in the City of Novi Zoning Ordinance, should be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular use, district, zoning classification or any permissible activities therein; and, they are hereby declared to be subject to subsequent amendment, change or modification as may be necessary to the preservation or protection of public health, safety and welfare.
7. Extensions. The time limit set forth in subpart 2516.6a., above, may be extended by the body which approved the preliminary site plan, subject to the following:
- a. An extension may be granted for any period of time not to exceed one (1) year;
 - b. An extension of site plan approval must be requested in writing, at least thirty (30) days prior to the expiration of the approval period, and such request must be granted before the original site plan approval, or any extension thereof, expires or lapses;
 - c. Validation of a site plan or special land use approval after the date of expiration will require resubmittal to the city for review and approval. Except as otherwise permitted herein, there shall be no revisions to a site plan without prior approval;
 - d. No more than three (3) one-year extensions will be granted;
 - e. Preliminary or final site plan approval shall be void in the event of rezoning that is inconsistent with the planned use;
 - f. It is the burden of the applicant to show good cause for the granting of the requested extension. The body which approved the preliminary site plan shall consider the following factors in its determination of whether good cause exists:
 - (1) The applicant has demonstrated that needed utility services have been delayed;
 - (2) The applicant has demonstrated that technical reviews of the final site plan have raised unforeseen development problems;
 - (3) The applicant has demonstrated that unforeseen economic events or conditions have caused delays;
 - (4) The approved plan to be extended is in compliance with all current site plan criteria and current ordinances, laws, codes and regulations;
 - (5) There is no pending zoning ordinance which would substantially change the requirements of the approved plan.
8. All provisions of the Novi Site Plan and Development Manual, as revised and attached hereto, excluding any appendix or attachments thereto, are hereby adopted, enacted and made a part of this Ordinance. The provisions of the Site Plan and Development Manual shall govern site plan review procedures and development requirements within the City of Novi; provided, if any provision of the Site Plan and Development Manual is in conflict with the City Charter, this or any other ordinance, or applicable statute, the

conflicting provision shall not be interpreted as repealing said Charter, ordinance or statute, but rather said Charter, ordinance or statute shall govern.
(Ord. No. 97-18.134, Pts. I-III, 10-6-97; Ord. No. 98-18.145, Pts. I, II, 10-19-98; Ord. No. 99-18.151, Pt. I, 7-12-99; Ord. No. 2004-18.192, Pts. I-III, 5-17-04; Ord. No. 18.211, Pt. V, 12-4-06)

PART II. Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III. Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV. Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART V. Effective Date: Publication. The provisions of this Ordinance shall become effective fifteen (15) days after its adoption and shall be published within 15 days of its adoption by publication of a brief notice in a newspaper circulated in the City, stating the date of enactment and the effective date of the ordinance, a brief statement as to the subject matter of this Ordinance and such other facts as the Clerk shall deem pertinent, and that a copy of the Ordinance is available for public use and inspection at the office of the City Clerk.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2008.

DAVID LANDRY, MAYOR

MARYANNE CORNELIUS, CITY CLERK

Ayes:
Nayes:
Abstentions:
Absent:

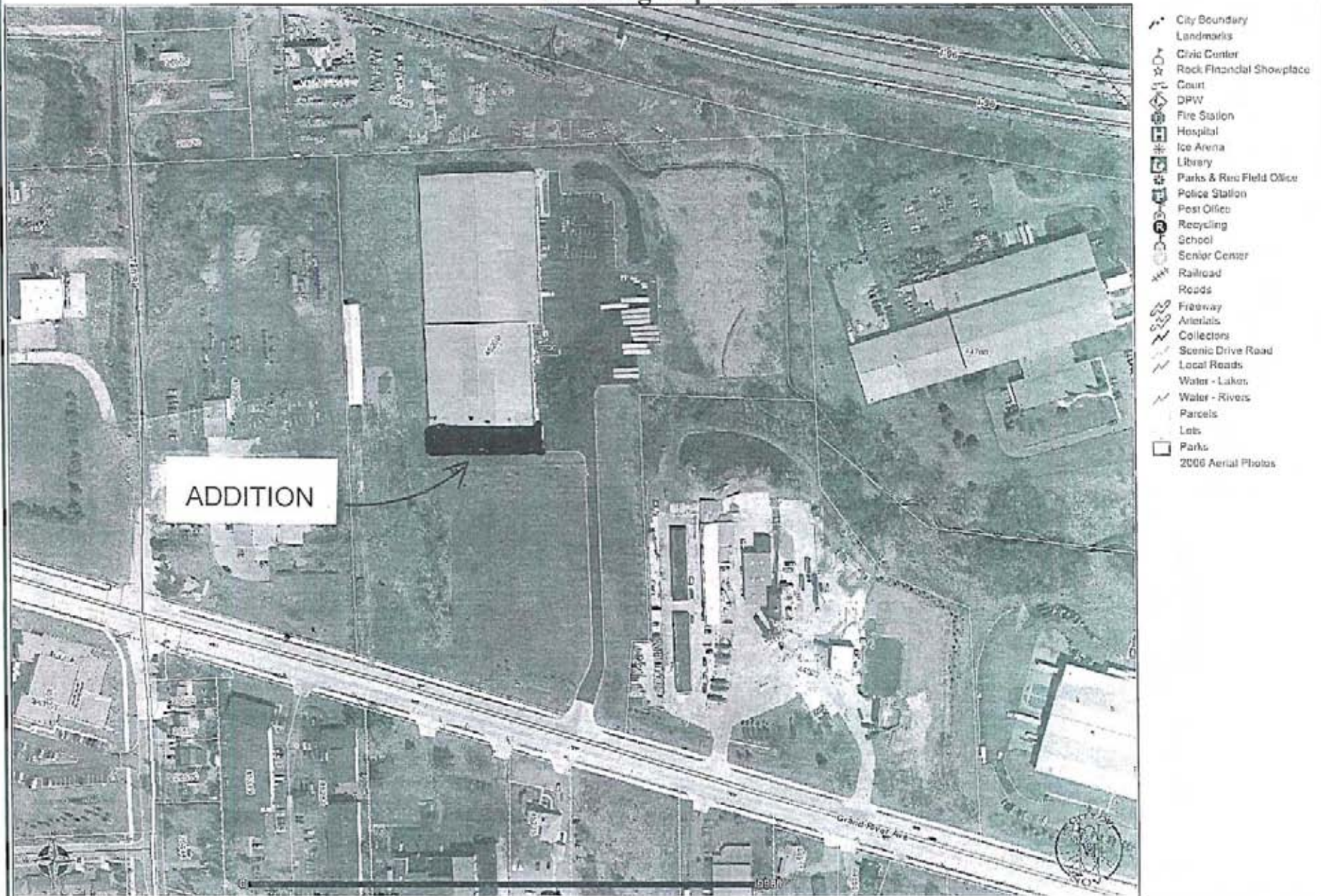
Building Expansion



DISCLAIMER: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys, and other public records. The information presented is not a legally recorded map or survey and is not intended as a substitute for original or official source information. The City of Novi makes no warranty, express or implied, as to the accuracy, completeness, or usefulness of the information presented.
SOURCES: City of Novi, Oakland County, Plansight LLC: October 2006 for County Data; October 2006 for City Data; Aerial Imagery as specified

3,800 SF (10 %) addition to an existing 38,000 SF building.
 Any larger addition would require Planning Commission approval.

Building Expansion

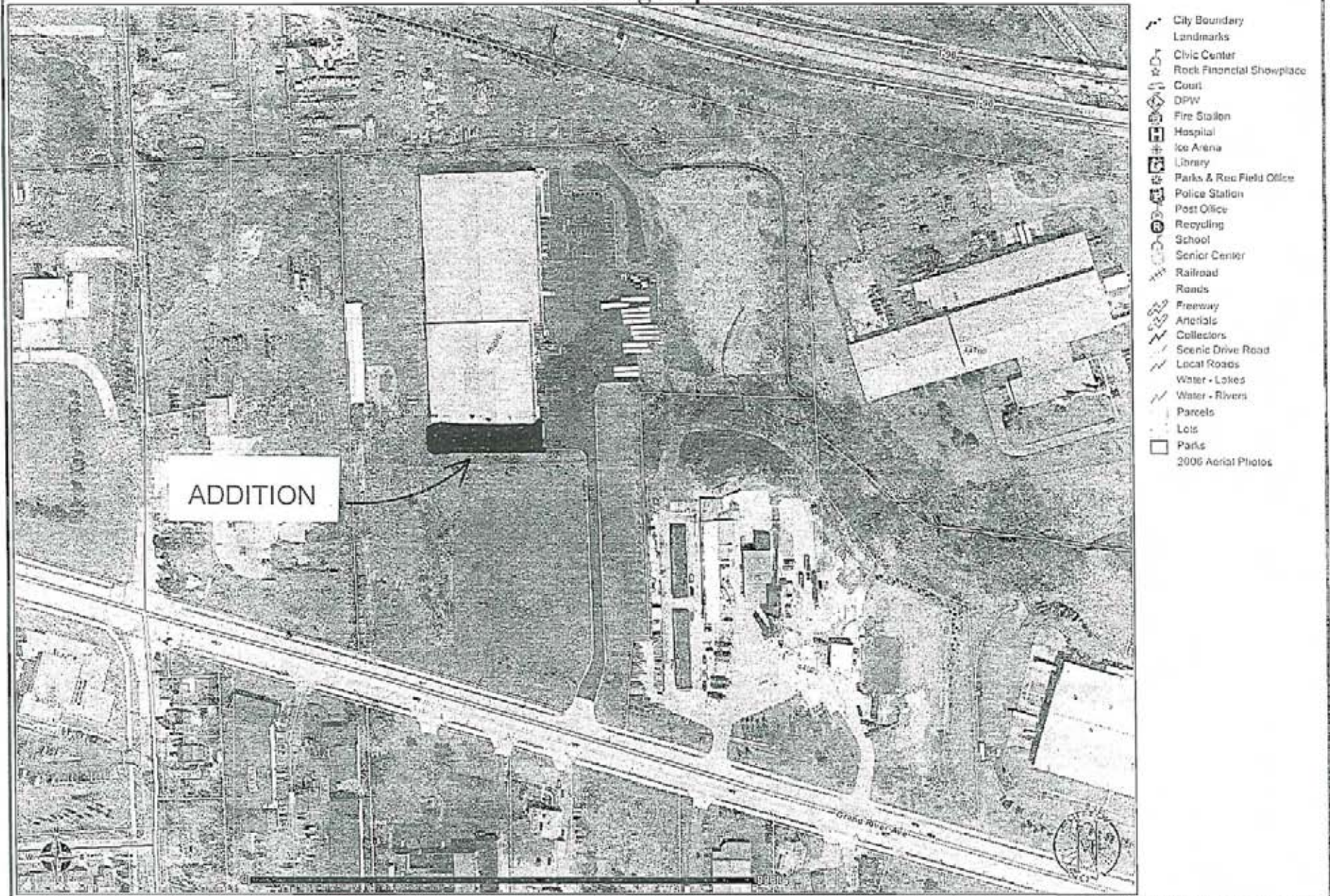


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SOURCES: City of Novi, Oakland County, Plansight LLC, October 2006 for County Data; October 2006 for City Data; Aerial Imagery as specified

10,000 SF addition to an existing 115,000 SF building.

Any larger addition would require Planning Commission approval.

Building Expansion



- City Boundary
- Landmarks
- Civic Center
- Rock Financial Showplace
- Coast
- DPW
- Fire Station
- Hospital
- Ice Arena
- Library
- Parks & Rec Field Office
- Police Station
- Post Office
- Recycling
- School
- Senior Center
- Railroad
- Roads
- Freeway
- Antennas
- Collectors
- Scenic Drive Road
- Local Roads
- Water - Lakes
- Water - Rivers
- Parcels
- Lots
- Parks
- 2006 Aerial Photos

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