



## CITY of NOVI CITY COUNCIL

Agenda Item **D**  
August 9, 2010

**SUBJECT:** Approval of a one-year extension of the Preliminary Site Plan approval for Hyatt Place Hotel, SP08-27 until September 8, 2011. The hotel is proposed to be located at the Rock Financial Showplace on the north side of Grand River Avenue, west of Taft Road.

**SUBMITTING DEPARTMENT:** Community Development – Planning Division

**CITY MANAGER APPROVAL:** 

### BACKGROUND INFORMATION:

The applicant is proposing a 5-story 132-room Hyatt Place Hotel at the Rock Financial Showplace property, on the south side of the existing facility and west of the pond. The two buildings are proposed to be connected with a second story overhead walkway. A new parking lot is proposed east of the existing showplace facility for a net increase of 282 parking spaces. The parking lot is proposed as the first phase of the development plans, to insure adequate parking can be provided for the exposition activities while the hotel is under construction as the second phase of development. Hotels and motels are a permitted use in the EXO Overlay district with approval granted by the City Council, following review and recommendation by the Planning Commission.

Approvals for the project proceeded as follows:

- The Planning Commission approved the Woodland Permit and recommended approval of the Preliminary Site Plan, Wetland Permit and Stormwater Management Plan on August 27, 2008.
- The City Council approved the Preliminary Site Plan, Wetland Permit and Stormwater Management Plan on September 8, 2008.

The applicant has now requested an extension of the Preliminary Site Plan approval. The Zoning Ordinance allows for up to three one-year extensions of Preliminary and Final Site Plan approval. This is first extension requested by the applicant.

The Community Development Department is not aware of any changes to the ordinances or surrounding land uses, which would affect the approval of the requested extension for one year. Approval of the extension of Preliminary Site Plan approval is recommended.

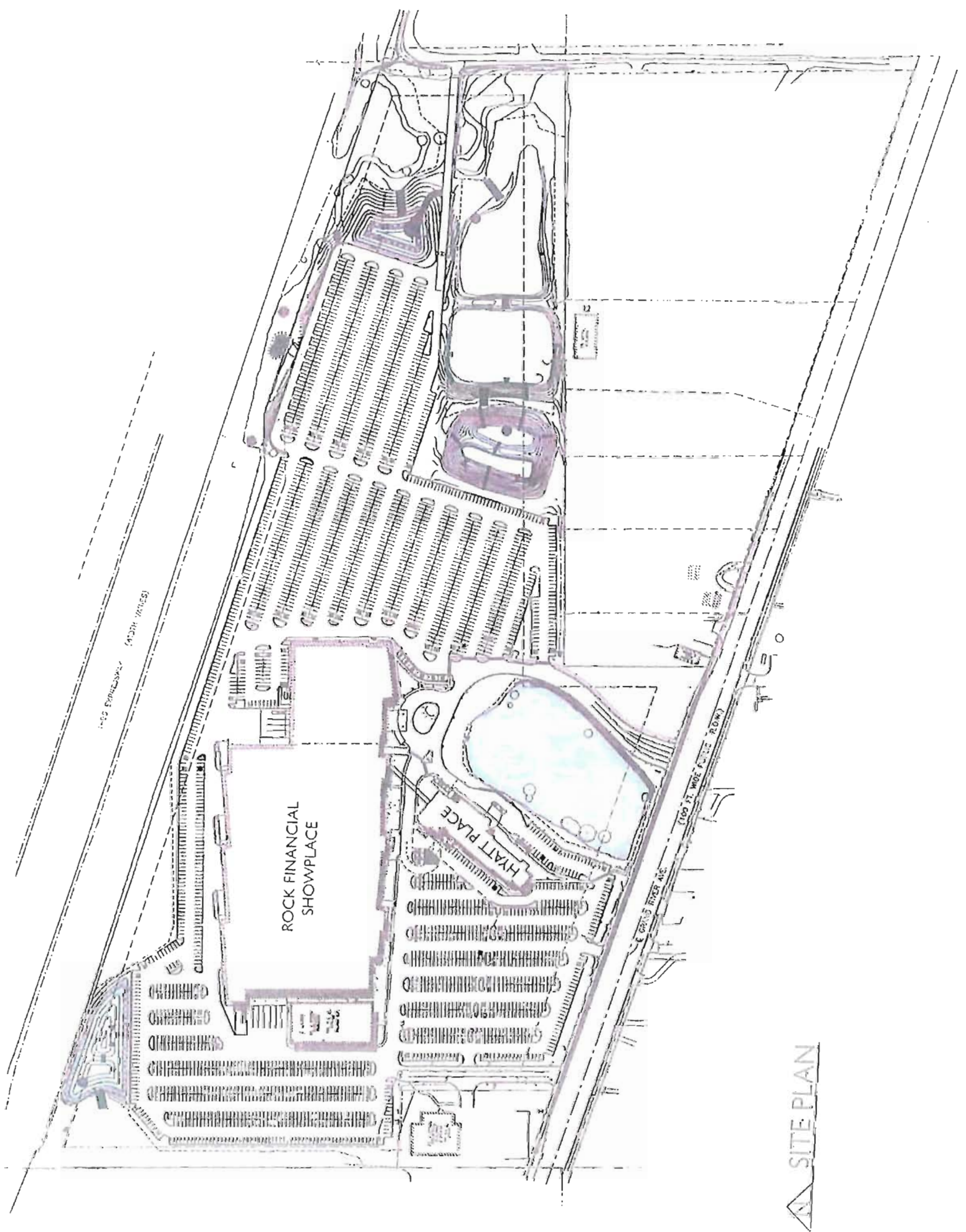
Please refer to the attached letter from the applicant, which requests the extension of the Preliminary Site Plan approval. Also attached are minutes from pertinent Planning Commission and City Council meetings, and a reduced copy of the approved Preliminary Site Plan.

**RECOMMENDED ACTION:** Approval of a one-year extension of the Preliminary Site Plan approval for Hyatt Place Hotel, SP08-27 until September 8, 2011. The hotel is proposed to be located at the Rock Financial Showplace on the north side of Grand River Avenue, west of Taft Road.

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

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

REDUCED COPY OF APPROVED SITE PLAN



100' EXPRESSWAY (100' ROW)

ROCK FINANCIAL  
SHOWPLACE

HYATT PLACE

E GRAND RIVER AVE

100 FT. WIDE P.U. ROW

▲ SITE PLAN

LETTER FROM APPLICANT REQUESTING EXTENSION

# Titan Hotel Development, LLC

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June 23, 2010

Barbara McBeth  
Deputy Community Development Director  
City of Novi  
45175 West 10 Mile Road  
Novi, MI 48375

**RE: Hyatt Place Hotel, SP08-27**

Dear Barbara:

In response to your May 11, 2010 letter regarding the Preliminary Site Plan for the Hyatt Place Hotel project, this letter is our formal request for an extension. Can you let us know all costs associated with this extension?

Thank you for your assistance with this matter.

Sincerely,  
**TITAN HOTEL DEVELOPMENT, LLC**

  
**Blair Bowman**

**CITY COUNCIL MINUTES  
EXCEPRT - SEPTEMBER 8, 2008**

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, SEPTEMBER 8, 2008  
COUNCIL CHAMBERS - NOVI CIVIC CENTER - 45175 W. TEN MILE RD**

Mayor Landry called the meeting to order at 7:00 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Mayor Landry, Mayor Pro Tem Capello, Council Members Crawford, Gatt, Margolis, Mutch, Staudt

**ALSO PRESENT:** Clay Pearson, City Manager  
Pamela Antil, Assistant City Manager  
Tom Schultz, City Attorney  
Matt Pegouskie, Community Relations Coordinator  
Rob Hayes, City Engineer  
Sheryl Walsh, Community Relations Manager  
Kathy Smith-Roy, Finance Director  
Rob Petty, Director of Information Technology

**APPROVAL OF AGENDA**

**CM-08-09-150 Moved by Capello, seconded by Gatt; CARRIED UNANIMOUSLY:  
To approve the agenda as presented.**

**Roll call vote on CM-08-09-150 Yeas: Capello, Crawford, Gatt, Margolis, Mutch,  
Staudt, Landry  
Nays: None**

**MATTERS FOR COUNCIL ACTION – Part I**

- 1. Consideration of the request of Titan Hotel Development, LLC, for approval of a Preliminary Site Plan, Wetland Permit, and Storm Water Management Plan for a proposed Hyatt Place Hotel at the Rock Financial Showplace. The applicant is proposing to construct a 5-story, 132-room hotel and parking lot expansion on 133.72 acres located on the north side of Grand River Avenue, west of Taft Road in the OST, Planned Office Service Technology District with an EXO, Exposition Overlay.**

Blair Bowman was present representing Titan Hotel LLC and stated the acreage, as read, was considerably larger than what the overall site was. He said it was a 55 acre site. Mr. Bowman noted there was a Planning Commission recommendation for the hotel project, which was the next step of the overall evolution of the Rock Financial Showplace project. He said the hotel they were proposing and were franchised for was a Hyatt Place and was extremely high quality in the business traveler class but along with being attached to the meeting and convention facility; it would have all the components of a full service convention/conference program. He said it would be a five story complex with 132 rooms. Mr. Bowman said they were attracted to this after looking at a number of different franchise types for this type of hotel and it was very consistent with the architectural look and feel of the existing Showplace. He said the connection point would be a visual and very attractive component. They had gone through many reiterations on the location of the hotel and how they might place it on the site with the ability to, on the eastern portion of the site as a part of the phased site plan, construct needed



additional parking. Mr. Bowman said they thought that the placement of the hotel, visually out in front of the project, should be able to be seen from the expressway but provide the most convenient and direct connection without breaking up the attractive visual component from the Grand River frontage. He said it would provide the people staying in the hotel with the most attractive visual component on the site. Mr. Bowman said after the construction of the hotel, the impervious surface would be somewhat less, which was contemplated in the phasing of the site plan originally submitted.

Member Margolis stated it was a wonderful development and thought it would be a great addition to the community. She said she was pleased to see this come forward and that the staff and Planning Commission had given positive recommendations. Member Margolis said the staff had not recommended the waiver for the parking islands and there was some information in the packet regarding a compromise where it putting in small islands was discussed. She believed the small islands were to be in the new parking lot only but not as many as were required under the new ordinance. Mr. Pearson said all they were suggesting was that on the new parking to be constructed during Phase I that they not retro fit anything else. He said if they went by the strict fifteen stalls formula there would be three banks of those required and they were suggesting consideration of one bank of them across to break it up a little. Member Margolis said she understood why the ordinance was changed for large fields of parking. She said she was looking at the small section of parking in the large aspect of the parking and rationale as to what huge difference that would make in a back parking lot. Mr. Pearson said it was more parking on top of parking. He said there was parking in the front of Grand River Avenue parking, although there were some parking islands breaking that up.

He said this was closer to Taft Road and was an extension of the parking lot further to the east. He didn't know if it could be seen from I-96, but it was a field next to I-96. He said when Twelve Oaks expanded their parking lot to I-96 they did put in parking islands for the expansion area. Member Margolis said in the letters there was talk about it being compromised and she asked Mr. Bowman to comment on that. Mr. Bowman said that was one of the things that received the most discussion at the Planning Commission level. It simply set forth that there were practical as well as sound historical reasons for it. However, one of the things they were looking to accomplish with this was consistent with the east and west parking fields, which was having long uninterrupted volumes of parking that had other screening sources available to them. Mr. Bowman said they had the vegetated bank along the expressway and a large deep recess and setback from any properties along Grand River so it was very unlikely it could be seen. It was an operational parking area that would be utilized on occasion and it was something they thought they needed. He said one of the big things they hoped to accomplish with this was doing a number of ride and drives, dealer education programs and vehicle research programs. He said they do a considerable amount of that business now. However, one of the feedbacks that was consistent was that undulations in their lot provided concerns and even the light poles and anything that would break up the use of the lot provided difficulties for them. So, in this lot with the way that the grade was set was that it would be mostly sheet graded and it would provide them with a clean and clear field of parking that would allow them to open up a door to a considerable amount of delegates coming in and utilizing it for those types of extended stays. He said there were practical things too such as storage of snow and maintenance that they would hope they complied with the intent and what was a great suggestion, in hind sight now. He thought making sure the front

along Grand River and what was seen when entering the project was done right, well and with additional islands but as far as practically, meeting the volume of parking at the east and west lots that they were allowed to have the larger runs of parking. He said this was consistent with that. Member Margolis said she understood why the ordinance was in place but a side lot like that with all those considerations she didn't have a problem with agreeing with the Planning Commission.

Member Crawford said one of the issues brought up was runoff and they seemed to feel that the islands would help with the runoff. She asked what he thought about that. Mr. Bowman said one thing they had to address was that in the expanded area they were now under the new ordinance and provided a basin, which would accommodate the runoff. He said it was meeting all the stormwater standards and was being held in a basin and discharged at an agricultural rate into a spill off area before it hit any of the sensitive wetland areas. He understood what the rationale was but it would be a very small amount of what would be green space area that would be dedicated to the small islands. However, it would be breaking up right in the middle of their then functional operational lot. Member Crawford said there were a lot of vendors coming in with bigger trucks and trailers and asked if the parking lot as he proposed it, meant that there was less of an issue with their vendors. Mr. Bowman said sure, and not just the vendors but on occasions there would be staging areas for the RV and camper event or boat show for example. He said just the movement of vehicles and the staging and storing of those for the move in and move out, and the logistics there would all be hampered by breaking it up with those types of islands. She said she liked the drawings, the layout and the way the building was turned and thought it would be a beautiful project and an asset to the City.

Mayor Pro Tem Capello said he had seen the staging area and would like to see some of the parking area during the week used for something other than parking. He recalled the waiver for the existing east and west parking lots and thought it made sense to extend that waiver out to the east. He said from Grand River Avenue there were three properties that were owned by others and there were existing buildings on them and soon two of those buildings would be down and new buildings built. He said to the north of those buildings there were wetlands and there was no way the parking area would be visible from Grand River. He commented that he was confident that the parking area would be shielded enough from the expressway that a couple of trees in the middle of the lot wouldn't make any difference. The functionality of it made a lot of sense and the application of the ordinance in this situation didn't make sense to him. Mayor Pro Tem Capello commented that he was a little remiss with Administration in this situation. He said they had the Planning Commission recommendation for approval and waiver of the landscape island standards. Then in the report Administration was not supporting the Planning Commission's decision but arguing against the recommendation before Council. He said he didn't think that was Administration's position but thought when it got to this point the Administration should be supporting the Planning Commission, especially since they weren't present to represent themselves. He stated he was very surprised that the recommendations from Administration were contrary to what the Planning Commission recommended and noted he was not happy with the Administrations position.

**CM-08-09-152**

**Moved by Capello, seconded by Margolis; MOTION CARRIED:  
To approve request of Titan Hotel Development, LLC, for approval of  
a Preliminary Site Plan, Wetland Permit, and Storm Water**

**Management Plan for a proposed Hyatt Place Hotel at the Rock Financial Showplace granting a waiver of all the parking lot landscape island requirements on the eastern to be constructed parking lot, granting the Section 9 waiver to permit the percentage of EISS on all four sides to exceed the zoning ordinance maximum for the reasons set forth in the consultants recommendations, and to accept the interpretation that given the location of the new hotel, not having a rear entrance for the loading zone to accept the loading zone in its present location on the plans as being in compliance with the ordinance subject to the other conditions as set forth in the consultant review letter.**

## **DISCUSSION**

Member Gatt said these were devastating economic times and the project would be a wonderful addition to Novi and he would fully support the motion. He said, on behalf of the Administration, he believed it was their responsibility to go over all plans that come before them and the Planning Commission and make recommended changes. He thought that was their job but the Planning Commission had it right in this case and he would support it. He said he would always support the Administration 1000%. Member Gatt thanked Mr. Bowman for his efforts and said the hotel was a welcome addition.

Member Mutch stated he was willing to support the motion because he thought Mr. Bowman's issues with the needs he had for that area offset the requirements in this case. He said the Rock Financial Showplace was a unique facility in the City and there would never be ordinance standards that fit exactly for every project. In this case, Member Mutch said he was willing to

go along with it given the explanation. Member Mutch said he did have a concern about pedestrian traffic in terms of those who got stuck out in the central land of parking ensuring people could get from that parking area to one of the entrances. He said going from the far parking lot to the side entrances would be close to walking from Grand River to the front entrance. He thought that was quite a stretch and he would be like the applicant to work with the staff to do whatever they could by final approval to get pedestrian traffic from those parking areas to the entrance area. He thought that was the glaring omission from the design and especially in their case because that location was on the access drive that probably got limited use now but over time as the area developed, it would become more intensely used. He thought whatever steps could be taken to improve safety would be well warranted.

Member Staudt said these were extremely challenging economic times and to make investment in the toughest times really showed a business partner with the City that was looking to the future. He said he would strongly support this and thought it was the next logical step at this facility; he was very happy it was moving forward.

Mayor Landry said he would not be voting yes on this solely because of the parking end islands. He said he fully supported the hotel and was very happy to see it come. He stated he had no problem with the façade or loading zone waiver. However, how could he tell Twelve Oaks Mall they had to build end islands but not tell Rock Financial Showplace they had to build them. Mayor Landry thought the applicant had set forth reasons, the Administration had worked with the applicant and come up with a compromise to request less end islands but some end islands. He said Providence Hospital was about to build out and there would be a

lot of people coming forward and they would be asked to put end islands in. Mayor Landry said he had a problem with the inconsistency and thought the Administration's compromise was the right way to go.

Mr. Bowman said he would echo Member Gatt's position on this too and thanked Mayor Pro Tem Capello for his comments. Mr. Bowman said he had no problem with constructive discourse about this and examining alternatives and offering up compromises. He said he and Mr. Pearson had conversations about that so it wasn't a surprise to them and he understood completely. Mr. Bowman said there were end islands and perimeter landscaping in this but it was not in total what was required by the ordinance; he commented that they were different than the typical shopping complex or office building. He said they conducted activities in their lots; they were not just limited to vehicular parking. Mayor Landry said the ordinance required an end island every 15 parking spaces, correct. Mr. Pearson said not end islands but landscaped islands. Mayor Landry said that was what the ordinance required and his understanding was that the Administration recommended they move from the every 15 spaces and go with total end islands and one right down the middle of the parking lot. Mr. Bowman said it ended up being one end island every 24 parking spaces. He said it was not an all or nothing proposal as they were actually repositioning currently existing ones, putting some in and doing perimeter landscaping. He said they were simply not breaking up the runs of parking in the center of the lot with any additional center islands. Mayor Landry said then there would be no center islands under his proposal and Mr. Bowman said he was correct. Mayor Landry said under the Administrations proposal there would be center islands. Mayor Landry said Mr. Bowman had always been willing to talk and compromise and it appeared he had the votes to put no center islands in. However, his problem was consistency and it was his only problem. Mayor Landry said he wanted to echo Member Gatt's comments as he too thought it

was the Administrations obligation to give Council their opinions and he was happy to have them at any time.

**Roll call vote on CM-08-09-152**

**Yeas: Gatt, Margolis, Mutch, Staudt, Capello,  
Crawford**

**Nays: Landry**

**PLANNING COMMISSION MINUTES  
EXCERPT – AUGUST 27, 2008**



# PLANNING COMMISSION

APPROVED

CITY OF NOVI  
Regular Meeting  
**Wednesday, August 27, 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, Brian Larson, Michael Lynch, Mark Pehrson, Wayne Wrobel

**Absent:** Member Michael Meyer (excused)

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner; Karen Reinowski, Planner; David Beschke, Landscape Architect; Lindon Ivezaj, Civil Engineer; David Campbell, Traffic Consultant; Rod Arroyo, Traffic Consultant; Doug Necci, Façade Consultant; Tom Schultz, City Attorney

## PLEDGE OF ALLEGIANCE

Member Burke led the meeting in the Pledge of Allegiance.

## APPROVAL OF AGENDA

Moved by Member Wrobel, seconded by Member Burke:

## VOICE VOTE ON AUGUST 27, 2008 AGENDA APPROVAL MOTION MADE BY MEMBER WROBEL AND SECONDED BY MEMBER BURKE:

**Motion to approve the August 27, 2008 Planning Commission Agenda. *Motion carried 8-0.***

## PUBLIC HEARINGS

### 1. HYATT PLACE HOTEL AT ROCK FINANCIAL SHOWPLACE, SP08-27

The Public Hearing of the request of Titan Hotel Development, LLC, was opened for a recommendation to City Council for Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan approval. The subject property is located in Section 16, north of Grand River Avenue and west of Taft Road in the OST, Planned Office Service Technology District with an EXO, Exposition Overlay. The subject property is approximately 54.86 acres and the Applicant is proposing to construct a five-story, 132-room Hyatt Place hotel and an expansion of the parking lot on the site of Rock Financial Showplace.

Planner Karen Reinowski described the project for the Planning Commission. The hotel will be at the front of the property and will be connected to Rock Financial by an elevated pedestrian walkway. The parking area will be to the east. The site is zoned EXO, which is the OST District with an Exposition Overlay, and master planned for Office. To the west and partially in the south the parcels are zoned OST and master planned for Office. The other southerly properties and the parcels in the east are zoned and master planned for Light Industrial. The Woodland Map shows that the site has light woodland cover; though the map is outdated, the Applicant still needs a Woodland Permit. The Applicant also needs a Wetland Permit.

Ms. Reinowski made the meeting attendees aware that at-home viewers were probably not able to see the overhead slides because a repair to the system was still underway.

Ms. Reinowski said the hotel is about 86,000 square feet, and the parking exceeds the City requirement. The first review of the plan was completed in July, and the Staff then met with Applicant and the Façade Consultant to address the proposed façade. The Applicant then stated that the submittal was a phased project with the parking being proposed first. The façade was also modified to come closer to the requirements of the Ordinance. The Planning Commission has purview of the Woodland Permit, though the other motions would be recommendations to City Council.

The Planning Review and the Traffic Review both noted issues with the loading zone and dumpster area. The loading zone is in the northwest corner of the hotel site. This is a high circulation area for pedestrians and vehicular traffic. The Zoning Ordinance requires the loading area to be in the rear yard; Staff believes the proposed loading area meets the intent of the Zoning Ordinance by being in the rear of the building. The area though, is the front yard of Rock Financial. The OST District is about 600 feet away and Grand River is about 500 feet away; this location will have little or no impact on the adjacent properties. Staff recommends that the Planning Commission recommend to City Council that the location meets the intent of the Zoning Ordinance, based on the site location and proximity to adjacent properties and rights-of-way. The Traffic Consultant notes that the design of the loading area should be refined to better direct traffic flow while separating the loading zone from the maneuvering lanes and improving overall sight distance. The Applicant's modifications were shown in green to the Planning Commission; an end island would be added adjacent to the loading zone. The other end island and barrier-free spaces would be redesigned. This would assist in meeting the intent of the Zoning Ordinance standard by better separating the loading zone from other areas of vehicular and pedestrian circulation. Additional landscaped areas will also be added to the site.

The dumpster is in the same general location. The dumpster is next to two barrier-free spaces, with four others nearby. The current configuration does not show an end island; it's more of a strike-out area with a different configuration for the proposed parking spaces. This design kind of provides a better barrier. The Zoning Ordinance states that the dumpster enclosure needs to be located as far away as possible from the barrier-free spaces. Therefore, a physical separation such as an island should be provided as a minimum, or the two spaces need to be relocated in order to meet the standard of the Zoning Ordinance and avoid the Applicant's need to seek a ZBA Variance. The changes proposed by the Traffic Consultant will still maintain appropriate access to the dumpster while meeting the standards of separating the dumpster from the barrier-free spaces and eliminating the need for a ZBA Variance.

The Applicant responded that they do not intend to redesign the area as recommended. Rod Arroyo and Dave Campbell from Birchler Arroyo, the Traffic Consultants, were available at the meeting to discuss the Traffic Review.

The Planning Review also noted that review and approval of the amended Master Deed and associated exhibits is required, including verification that all outstanding matters in the Master Deed are satisfactorily addressed. The Deed Restriction for the sidewalk safety path on Taft Road, as provided in the City Council November 12, 2002 motion approving Rock Financial, must be addressed.

Ms. Reinowski said that the Zoning Ordinance has changed and adjacent parking spaces are now limited to no more than fifteen in a row without a landscaped island. The proposed parking lot must be redesigned, or the Planning Commission can make a recommendation to City Council that a Waiver be granted based on the finding that the traffic circulation would be substantially improved without the islands. The remaining traffic and planning issues can be addressed on the Final Site Plan.

The Façade Review from August notes that two Section 9 Waivers are necessary. One Waiver is to permit the percentage of EIFS to exceed the maximum percentage on all four façades, and the second Waiver would waive the Region One standard that requires a minimum 30% brick on each façade. The Planning Commission should make a recommendation to City Council regarding these two Waivers. The Façade Consultant supports the Waiver requests; Consultant Doug Necci was also in attendance at the meeting to discuss the façade. The Façade Review requires the dumpster enclosure to be constructed of 100% stone, matching the building.

The Woodland Review notes that Preliminary Site Plan approval is recommended contingent upon minor items to be addressed on the Final Site Plan. The Consultant also recommends that the Applicant consider the use of pervious pavement for the parking lot addition, and encourages the extension of the proposed Wetland Conservation Easement to the eastern portion of the property, where it would include the area where onsite woodland replacements are located.

The Landscape Review, Wetland Review and Engineering Review all noted minor items to be addressed at the time of Final Site Plan submittal. The Fire Department Review did not have any issues with the plan.

Blair Bowman addressed the Planning Commission on behalf of Titan Hotel Development, LLC and TBON, LLC. He introduced his architect, Scott Bowers. He said they have been on a long road to reach this Planning Commission meeting with a hotel component for the Rock Financial Showplace site. This will result in a full-service convention, conference and exposition facility. He believed the Hyatt product was one of the highest quality approaches he could take. The product appeals to the upper-end of the business traveler among the many hotel programs. It fits very nicely into the overall business scheme of Mr. Bowman's Showplace project. From a façade standpoint, he felt the proposed hotel fits well with the existing facility.

Mr. Bowman said he had no problems with working with a redesign of the loading area. This would include a redesign of the islands and a relocation of the barrier-free spaces. He would like to move those spaces closer to the rear entrance of the facility, though the question becomes where to put them. Ultimately, after looking at eight or nine potential locations for the hotel, the proposed location emerged as the best suited in terms of convenience, accessibility, visibility and site circulation. In doing so, the hotel is in the front yard of the Showplace. There is no perfect solution for the loading zone. He felt this was the best area for the loading zone.

Mr. Bowman said a key component of this plan is the additional parking area. This is a great improvement over the former Expo Center, from a traffic management standpoint and a parking standpoint. There are occasions where more parking room is necessary, so this plan proposes to construct more parking than what is required by the hotel plan. He noted that when the Showplace was approved at a previous City Council meeting, then Council Member, now Mayor Landry, suggested that the number of landscape islands be increased in the front of the site, along with increasing the berming and the front side landscaping; this was done and Mr. Bowman was glad that it had been. It was still acknowledged that the site did need circulation and the capability of handling events that utilize the site for ride and drives and so forth. The maintenance of the parking lot was considered as well. Mr. Bowman compromised and for the outer lying parking areas, which are screened by natural vegetation along the expressway and highly non-visible from Grand River, he simply requested that this recommendation for a Waiver be made to City Council so that all those landscaped islands would not need to be designed. He was landscaping the perimeter and placing some islands, but not all the islands necessary have been proposed. He said this design is consistent with the look and feel of the existing parking lot.

Mr. Bowman offered to answer to any questions. He said that in this economy it is tough, but this hotel will give them the opportunity to draw in delegates for conventions and conferences, which really bring in the offsite spending and economic spin-off, for which he is pleased to accomplish as the only private-sector operation of this kind in the state of Michigan.

No one from the audience wished to speak. Member Gutman read the correspondence into the record:

- Jitendra Jagirdar, Grand River: Thought the area was overbuilt with hotels and this would bring crime to the area.
- Sheridan Anderson, Grand River: Objected to the five-story height.
- Richard DeMaria, Grand River: Approved because there is a need for a hotel and it will provide jobs and support local businesses.
- James Frankfurth, Grand River: Approved of the request as it represented a continuation of development and is good for the City.

Chair Pehrson closed the Public Hearing.

Member Wrobel thought the hotel was a good idea and he supported it in principle. He asked if the hotel parking was separate from the general parking. Mr. Bowman said that there will be dedicated parking and wayfinding signage on Grand River for this area. When the Showplace is busy, he expected that 90% of the hotel occupants would be participants in the events. They will continue to manage the parking via parking attendants. Member Wrobel did not want hotel guests to have a problem finding parking space. Mr. Bowman responded that the parking on the south and east sides of the site, along the wetland area, will be easily designated and controlled during the Showplace's busiest public events for just that purpose. From their due diligence, they know that the hotel will be occupied by the exhibitors. That said, their vehicles will already be on site for their show.

Member Wrobel thought the loading dock was not in the right place. Mr. Bowman said that they would be managing their deliveries, as this hotel is part of the whole Showplace operation. Deliveries would not be brought in during the



course of major events. He would be able to control that. The loading zone is required as a part of the hotel. His greater preference would be to eliminate this loading area, and work with the existing loading facilities, but the hotel needs to maintain independence and it is a requirement of this process, Mr. Bowman felt that this location was the best he could offer.

Member Wrobel asked if the height of the passageway was sufficient. Civil Engineer Lindon Ivezaj responded that the only problem he could think of would be for fire trucks, and Fire Marshal Evans was not concerned.

Member Lynch asked for clarification of the parking and the loading dock. Mr. Bowman said that there is a diversity of areas for barrier-free parking. The original design clustered the barrier-free parking, and now the spaces have been dispersed. Similarly, the requirements are met, but he understood that there are some spaces that need to be blocked off or relocated. Mr. Bowman thought they could be relocated closer to the rear entrance. This will be quite a bit different than a standard rear entrance, in light of its location. This will function much more like a true entrance. Member Lynch thought it was a good idea to spread the spaces around. Mr. Bowman said over the years he has had to provide hundreds of additional barrier-free spaces during his events. Member Lynch confirmed that Mr. Bowman was going to work with the City on this issue. Mr. Bowman agreed and said the original stance in the response letter was provided by his engineer who did not consult with Mr. Bowman first.

Member Burke thanked Mr. Bowman for completing the Showplace vision. He asked which hotel chains were under consideration. Mr. Bowman said he looked at most every chain. The whole industry is trending away from full-service hotels, and he provides meeting and convention space at the Showplace. The Hilton Garden Inn was considered and has since gone in north of I-96. Spring Hill Suites was also considered. Mr. Bowman was most excited about being in the first wave of this product style to be built. The hotel chain worked with Mr. Bowman to allow more "pre-function" space – serving areas, meeting space, larger pool, etc. This hotel will maintain a family environment.

Member Burke asked whether the chain had certain criteria that had to be met. Mr. Bowman said their branding is very important to them – as evidenced by the converted AmeriSuites. Mr. Bowman had to work with the chain on a palatable façade on which they could both agree.

Moved by Member Burke, seconded by Member Gutman:

**In the matter of Hyatt Place, SP08-27, motion to recommend approval to the City Council of the Preliminary Site Plan subject to: 1) The Applicant clarifying the proposed phasing of the plan, with Phase 1 being the parking lot and Phase 2 being the hotel; 2) Construction of the dumpster enclosure with 100% stone, which is the same as the building going in in order to meet the standards of Section 2520 of the Zoning Ordinance; 3) City review and approval of the Master Deed and associated Exhibits, including verification that all outstanding Master Deed-related issues are satisfactorily addressed, including the deed restriction for the sidewalk/safety path on Taft Road, as provided in the City Council motion for approval of Rock Financial Showplace (formerly known as Novi Expo Center) on November 12, 2002; 4) A Planning Commission recommendation to City Council for a Waiver from the parking lot landscaped island standard, based on a finding that traffic circulation will be substantially improved without the landscaped parking lot islands, per the standard of Section 2509.3.c.4.c of the Zoning Ordinance; 5) The Applicant relocating the barrier-free spaces away from the dumpster, as per the standard of Section 2503.2.f.7 of the Zoning Ordinance, which may be accomplished by the redesign of the loading area as discussed in the Traffic Consultant's review letter; 6) City Council granting a Section 9 Waiver to permit the percentage of EIFS on all four façades to exceed the Zoning Ordinance standard per Section 2520 of the Zoning Ordinance, and not to exceed the percentages in the Façade Consultant's review of August 20, 2008; 7) City Council granting a Section 9 Waiver from the Region 1 standard to provide a minimum 30% brick on each façade; 8) A Planning Commission recommendation to the City Council that the location of the loading zone meets the intent of Section 2507 of the Zoning Ordinance; 9) The conditions and items listed in the Staff and Consultant review letters being addressed on the plans prior to Stamping Sets; for the reasons that the plan is otherwise in compliance with Article 10A, Article 23A, Section 2400 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Zoning Ordinance.**

## DISCUSSION

Member Cassis wondered why Mr. Bowman would not have located the hotel on the expressway. Mr. Bowman responded that the key suggestion he received was to put the heads and beds over the meeting space. Being a truly-connected hotel (to the Showplace) then became important. Placing the hotel elsewhere on the site would have created circulation issues, topography issues, and exposure issues as they relate to the overall look of the facility. The connection to the Showplace became the determining factor. Signage will be a step in his planning process. The parking will be in excess of what he thinks he needs, and this will be an attractive hotel that is architecturally in concert with the Showplace. Mr. Bowman said he has a management company that will include this hotel in their portfolio of thirteen. They have already been acting in a consultant capacity.

Member Cassis asked about the façade. Façade Consultant Doug Necci recommended the Waivers because the Applicant has done the best with what materials he has. The stone is equivalent to brick in his opinion. There is a natural stone on the lower portion of the building. The bigger concern is that there will be an illuminated beacon, but the rendering shows that this will be very subtle when lit at night. It blends with the architecture. Member Cassis thought this was a good project. It will bring jobs and taxes. He supported Mr. Bowman and his project.

City Attorney Tom Schultz said that this project is a general condominium, though Mr. Bowman said to Member Wrobel that it was a site condominium. Mr. Bowman apologized for the mistake.

Chair Pehrson asked about the pervious surface request. Mr. Bowman said he has not considered the request. Although he knew that technology has come a long way, he said his clients are looking for standard pavement. From a maintenance standpoint, he'd prefer to use the traditional materials.

Chair Pehrson asked how the parking lot attendants would address the hotel parking lot. Mr. Bowman said that check-in times for hotel patrons are opposite of the peak parking times. He didn't expect a tremendous amount of interference. Even when past events created a lot of traffic, he still kept the traffic flowing and did not have back-ups. He really anticipated a sold-out hotel (by the participants) in conjunction with the big events. Patrons can use the main entrance where no fees are collected. If the patrons come in through the east or west and indicate that they are hotel guests, they will be marshaled to the hotel.

Traffic Consultant Rod Arroyo was asked to comment on whether the City could be more helpful in moving traffic during peak parking times at the Showplace. Mr. Arroyo responded to Chair Pehrson that the impact of this type of use is very, very low. Because the majority of hotel guests are going to the Showplace, this also reduces the impact. There are some intersections that function at a less than desirable rate according to the traffic impact analysis. There are some other things happening that will help address this issue. Most significantly, the Wixom Road interchange will help. The Beck Road/Grand River interchange is experiencing poor levels of service, but this should improve with the completion of Wixom Road. The Novi/Grand River interchange could improve with the addition of the ring road. This project will work just fine – the hotel's impact to traffic can be handled by the existing system.

**ROLL CALL VOTE ON HYATT PLACE, SP08-27, RECOMMENDATION FOR APPROVAL OF THE PRELIMINARY SITE PLAN MOTION MADE BY MEMBER BURKE AND SECONDED BY MEMBER GUTMAN:**

**In the matter of Hyatt Place, SP08-27, motion to recommend approval to the City Council of the Preliminary Site Plan subject to: 1) The Applicant clarifying the proposed phasing of the plan, with Phase 1 being the parking lot and Phase 2 being the hotel; 2) Construction of the dumpster enclosure with 100% stone, which is the same as the building going in in order to meet the standards of Section 2520 of the Zoning Ordinance; 3) City review and approval of the Master Deed and associated Exhibits, including verification that all outstanding Master Deed-related issues are satisfactorily addressed, including the deed restriction for the sidewalk/safety path on Taft Road, as provided in the City Council motion for approval of Rock Financial Showplace (formerly known as Novi Expo Center) on November 12, 2002; 4) A Planning Commission recommendation to City Council for a Waiver from the parking lot landscaped island standard, based on a finding that traffic circulation will be substantially improved without the landscaped parking lot islands, per the standard of Section 2509.3.c.4.c of the Zoning Ordinance; 5) The Applicant relocating the barrier-free spaces away from the dumpster, as per the standard of Section 2503.2.f.7 of the Zoning Ordinance, which may be accomplished by the redesign of the loading area as discussed in the Traffic Consultant's review letter; 5) City Council granting a Section 9 Waiver to permit**

the percentage of EIFS on all four façades to exceed the Zoning Ordinance standard per Section 2520 of the Zoning Ordinance, and not to exceed the percentages in the Façade Consultant's review of August 20, 2008; 6) City Council granting a Section 9 Waiver from the Region 1 standard to provide a minimum 30% brick on each façade; 7) A Planning Commission recommendation to the City Council that the location of the loading zone meets the intent of Section 2507 of the Zoning Ordinance; 8) The conditions and items listed in the Staff and Consultant review letters being addressed on the plans prior to Stamping Sets; for the reasons that the plan is otherwise in compliance with Article 10A, Article 23A, Section 2400 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Zoning Ordinance. *Motion carried 8-0.*

Moved by Member Burke, seconded by Member Gutman:

**ROLL CALL VOTE ON HYATT PLACE, SP08-27, RECOMMENDATION FOR APPROVAL OF THE WETLAND PERMIT MOTION MADE BY MEMBER BURKE AND SECONDED BY MEMBER GUTMAN:**

In the matter of Hyatt Place, SP08-27, motion to recommend approval to the City Council of the Wetland Permit subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reasons that the plan is in compliance with Chapter 12 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 8-0.*

Moved by Member Burke, seconded by Member Gutman:

In the matter of Hyatt Place, SP08-27, motion to approve the Woodland Permit subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reasons that the plan is in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

**DISCUSSION**

Deputy Director of Community Development Barbara McBeth asked that the motion also be made subject to, "City Council approval of the Preliminary Site Plan." Both the maker and seconder of the motion agreed.

**ROLL CALL VOTE ON HYATT PLACE, SP08-27, RECOMMENDATION FOR APPROVAL OF THE WOODLAND PERMIT MOTION MADE BY MEMBER BURKE AND SECONDED BY MEMBER GUTMAN:**

In the matter of Hyatt Place, SP08-27, motion to approve the Woodland Permit subject to: 1) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; and 2) City Council approval of the Preliminary Site Plan; for the reasons that the plan is in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 8-0.*

Moved by Member Burke, seconded by Member Gutman:

**ROLL CALL VOTE ON HYATT PLACE, SP08-27, RECOMMENDATION FOR APPROVAL OF THE STORMWATER MANAGEMENT PERMIT MOTION MADE BY MEMBER BURKE AND SECONDED BY MEMBER GUTMAN:**

In the matter of Hyatt Place, SP08-27, motion to recommend approval to the City Council of the Stormwater Management Plan subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reasons that the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 8-0.*