

MEMORANDUM



TO: PLANNING COMMISSION

THROUGH: BARBARA MCBETH, A/CP, DEPUTY DIRECTOR
COMMUNITY DEVELOPMENT

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

SUBJECT: SP05-12 CASA LOMA EXTENSION

DATE: OCTOBER 13, 2008

The proposed development is for a 10 lot site condominium for single family residential dwellings using the Open Space Preservation Option. It is located on the west side of Beck Road between Eight Mile and Nine Mile Roads, in Section 32. Approvals proceeded as follows:

- Planning Commission granted approval of the Preliminary Site Plan, Wetland Permit, Woodland Permit and Storm Water Management Plan on November 9, 2005, subject to a number of conditions;
- The City Council granted a variance from Section 4.04.A.1(b) of the Subdivision Ordinance requiring the extension of street connections to neighboring properties on January 9, 2006;
- The Zoning Board of Appeals granted a variance to reduce the rear yard setback on lot 4 to 25 feet on April 3, 2007; and
- On May 1, 2007, the City Council granted a variance from Sections 11-68(a)(1) and 11-68(a)(5) of the Design and Construction Standards to delay installing a secondary water main connection until such time as the property to the south was developed.
- On October 24, 2007, the Planning Commission granted a one-year extension of Preliminary Site Plan approval.

Final Site Plan Stamping Sets have been submitted and are acceptable pending the City receiving an executed Conservation Easement and an appropriate deed restriction to encumber lot 6 to pay for the above water main extension in the future.

The applicant, Interphase Development, has now requested an extension of the Preliminary Site Plan approval, citing financial reasons. The Zoning Ordinance allows for three, one-year extensions of Preliminary and Final Site Plan approvals. Although the Planning Staff's review letter recommended two one year extensions, the Planning Commission's motion only granted a one-year extension on October 24, 2007. This extended their approval until November 9, 2007. Technically, this site plan has expired. Due to this confusion, the Planning Staff recommends the Planning Commission grant two one-year extensions to the approval of the Preliminary Site Plan to extend the approval until November 9, 2009. The Planning Staff is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the

requested extension. Approval of the two one-year extensions of Preliminary Site Plan **is recommended.**

Please refer to the attached letter from Interphase, LLC dated October 9, 2008. The letter requests the extension of the Preliminary Site Plan approval. Also attached are minutes from the Planning Commission meetings of the Preliminary Site Plan approval and first extension, minutes from the City Council meetings where variances were granted and a Zoning Board of Appeals action summary for a variance as well as a reduced copy of the Preliminary Site Plan.

SITE PLAN EXTENSION REQUEST LETTER

FROM: DAVID CAMPO, INTERPHASE LAND DEVELOPMENT,LLC

26860 DRAKE ROAD
FARMINGTON HILLS
MICHIGAN, 48331-3533

PHONE - 248-474-0499
FAX - 248-474-6775
E-MAIL - builder@jdcompo.com

INTERPHASE

LAND DEVELOPMENT, LLC

October 9, 2008

City Of Novi
45175 West Novi Road
Novi, MI 48375

Attention - Angie Pawlowski

RE: Site Plan Extension for CasaLoma Development

Dear Ms. Pawlowski,

Per our conversation last week, we would like to request an extension for starting our development for one year. The reasons are as follows;

- Planning delays have equated to a total of over 2 ½ years, adding an additional \$150,000.00 to our soft costs originally anticipated and we want to make sure we have this bill paid.
- Because of the delays in time, we lost our original financing through the bank, we have new financing lined up for 2009.
- We now have three added reservations for the site which makes economic sense to proceed in the spring
- With the general outlook for the Michigan economy and what our Lansing "leadership" has done to all of us, we feel it wise to delay developing until next year.
- We want to make sure that we do not run into any weather related delays to an expedient development process during our winter months.

Thank you for your prompt attention to this matter and working with the Planning Commission to extend our Site Plan time. Any questions, please call me on my cell at 248-640-1488.

Sincerely



David S. Compo
Interphase LLC Manager

MEMBER
OF THE
BUILDING
INDUSTRY
ASSOCIATION
OF
SOUTHEAST
MICHIGAN

MINUTES EXCERPTS

PLANNING COMMISSION

November 9, 2005

CITY COUNCIL

January 9, 2006

December 18, 2006

ZONING BOARD OF APPEALS

April 3, 2007

CITY COUNCIL

May 1, 2007

PLANNING COMMISSION

October 24, 2007

**PLANNING COMMISSION
REGULAR MEETING
EXCERPTS
WEDNESDAY, NOVEMBER 9, 2005 7:30 P.M.
COUNCIL CHAMBERS - NOVI CIVIC CENTER
45175 W. TEN MILE, NOVI, MI 48375
(248) 347-0475**

Present: Members Victor Cassis, John Avdoulos, David Lipski, Lynn Kocan, Michael Meyer, Mark Pehrson, Wayne Wrobel

Absent: Andrew Gutman (excused)

2. CASA LOMA, SP05-12B

The Public Hearing was opened on the request of Interphase Land Development, LLC for Preliminary Site Plan, Site Condominium, Storm Water Management Plan, Woodland Permit, and Wetland Permit approval. The subject property is located in Section 32, west of Beck Road between Eight and Nine Mile in the R-A, Residential Acreage District. The subject property is 14.91 net acres and the Applicant is proposing to remove an existing home and accessory buildings to construct a ten-lot site condominium for single family residential dwellings using the Open Space Preservation Option.

Planner Mark Spencer described the project. He stated that David Campo, of Interphase Land Development, has proposed to remove an existing home and accessory buildings and construct a ten-lot site condominium to be accessed off of a proposed cul-de-sac boulevard-style private road with an overhead entry structure to highlight the entrance.

Mr. Spencer said that the site is located on the West side of Beck Road between Eight Mile and Nine Mile. To the north is the partially developed Bellagio site condominium, zoned R-A and master planned for Single Family Residential. To the east, across Beck Road, are Barclay Estates Subdivision, zoned R-1 and Pheasant Hills Subdivision (Northville), both master planned for Single Family Residential. To the south are single family homes on one to eight acre lots, zoned R-A and master planned for Single Family Residential. To the west are Bellagio and Maybury Park Estates Phase 2 Site Condominium, zoned R-A and master planned for Single Family Residential. The density of the R-A Master Plan Single Family Residential for this area is .8 units per acre, and 1.65 units per acre for the property zoned R-1. The City's wetland map shows wetlands on the site. Several City and State regulated wetlands were field verified on the site. The western and south western portion of the site contains medium density regulated woodlands. The western portion of the site is shown in the City Master Plan as a Priority Two wildlife habitat area.

Mr. Spencer said that the Applicant originally proposed a ten-unit development with one acre minimum lots. The original site plan for this site was submitted as the parallel plan. Because this site contains an extensive amount of natural features on the western portion, the Applicant was encouraged to consider on of the City's conservation options. The Applicant returned with a proposal using the Open Space Preservation Option. The Open Space Preservation Option provides for a reduction in lot area and lot width if a minimum of 20% of the site's important natural, environmental, agricultural and/or contextual features are permanently preserved as open space. The open space must be accessible to all lots, connected to adjacent open space and not cause an unreasonable burden upon public services and neighboring properties.

The Planning Commission must find that the density proposed is what could have been developed without the use of the option. A Parallel Plan was submitted for this purpose. This was the original plan submitted. Staff has found that it generally meets Ordinance requirements, although some minor tweaking of this plan would have been necessary to be approved.

The proposed Preliminary Site Plan now includes three acres of undeveloped open space area along the west side of the property, and north and south of Lot 6, which exceeds the minimum 20% open space required to qualify for the Option. A substantial portion of the regulated woodlands and wetlands are to be placed in a general common element with a permanent conservation easement.

Three wetlands are proposed to be filled. The City's Wetland Consultant has determined that they are not essential and the MDEQ has determined that Wetland H is not regulated. Mitigation will not be required.

The City's Wetland and Woodland Consultants recommend approval of the Preliminary Site Plan with minor modifications to take place on the final site plan.

The Planning Department commends the effort expended by the Applicant to save natural features on the site. They have demonstrated a very cooperative understanding of the City's goal to preserve and save natural resources where practical. At this time the Planning Staff does not recommend approval because of three issues.

First, the Subdivision Ordinance does not permit wetlands on lots. A small amount of wetland is located on Lot 6. Second, the building envelopes for Lots 3, 4, & 10 did not provide the required 50 foot setback from the property line. The Applicant has indicated he would correct both of these issues. Third, the Subdivision Ordinance requires connectivity to adjacent parcels. The properties to the north and west were developed without provisions for connectivity. A connection will need to be provided to the south or a City Council variance for lack of stub streets to neighboring properties will need to be obtained. Staff does not support this variance since space is available to provide this connection. The Applicant would like to pursue the variance at City Council.

The City's Landscape Architect recommends approval of the site plan with the condition that the Planning Commission approves a waiver to allow the construction of a landscape wall in lieu of a berm on a portion of the right-of-way frontage.

The Applicant has proposed an approximate 25-foot tall entrance structure. It will include a storage area. The Planning Staff recommends relocating the building entrances to open on the west side and not into the street. The City's Façade Consultant reviewed the proposal and recommends approval subject to a Section 9 Waiver for the use of excessive amount of stone and for the imitation slate proposed for the roof.

The Engineering and Traffic Reviews recommended approval subject to minor corrections on the Final Site Plan. Mr. Spencer showed the Planning Commission the façade board. The roof material is imitation slate made of polyvinyl plastic. The Façade Consultant believes the material is very durable, and from the road will look very much like real slate. It will have a long life.

David Compo represented the Applicant. He stated that he will be the home builder on this project as well. He said that he anticipated using Lot 6 for a model home which would later become his home. The name, Casa Loma, came from the castle in Toronto.

Ron VanSingel from Nederveld Associates and Rick Tuttle from Great Oaks Landscaping were present. Mr. VanSingel said that this project has been active for one year. The wetland will be removed from Lot 6. The setbacks on Lots 3, 4 and 10 will be adjusted. The wetland on Lot 2 was not regulated, and he received an MDEQ permit which verified this statement. The Conservation Easement will ensure that the open space remains in its natural state.

Mr. VanSingel said that they designed the site to maintain the natural state of the north property line. The tree replacement plan places many trees in that area, to help keep that corridor in tact.

Mr. VanSingel said that they wish to seek the Stub Street Waiver because this plan is a private cul-de-sac, and is intended only for those who are truly looking to be on that street. Another access would not get one anywhere. The private street would be maintained by the homeowners on the street. It has a friendly design with sidewalks going around both edges. Opening this site to additional traffic could be less safe for the residents.

Mr. VanSingel said that the adjacent sites do not have access points to this site. The southerly site is a single home. The plan would have to set the road back from Beck Road, and the logical place would be right through the woodland. This 66-foot strip would require many trees to be removed, just to provide a connection to something that would not enhance the plan. He did not wish to bring public traffic down this proposed private street. Mr. VanSingel offered that the plan provided for pedestrian connectivity to the north and south along Beck Road. There would be pedestrian access to the east. There is a sidewalk system throughout the development. There is a woodland area that is along three sides to the back of the development. There is internal access to that woodland. There would be a properly-marked natural trail. There are many trees in the area, and the path would weave around the trees.

Mr. Tuttle said that in lieu of the berm, the plan proposed a wall. They were looking to design the site with a diverse entry. There is an overlook by the pond. There is a great deal of landscaping planned around the pond. The islands have turn-arounds on the west sides of all of the lots. There is a water feature planned for the cul-de-sac. The front berm is planned with six-foot high brick walls at the entry. The street trees are shown on the plan; five different species are proposed.

Mr. Compo described the application of the roof shingles. Each piece is placed individually and the top is placed with ice and water shield. The cost is four times higher, but it is lifetime, walkable slate roof. Mr. Compo said that the entry is not a gatehouse. The "Casa Loma" concept is meant to run through the entire development. The storage area would be for holiday lighting and items like that.

Chair Cassis opened the floor for comment:

- Ron Bush, 21565 Beck Road: Southerly neighbor. He did not have a problem with the filling in of one of the wetlands, though he said it helps drain his property and his neighbors to the south. There can be a fair amount of water, so the Applicant should be careful with his design. He thought that the placement of a wood-chip path that goes to the open land, off the cul-de-sac, that dead ends at his property, is a non-starter. It would invite folks to walk into his back yard. There must be a way for people to get to the open space without bringing them near his property. He said that the 60-foot [stub road] easement was not a problem for him. He planned to live there until he died, and he urged that the connection area be kept in its natural state. He was pleased to hear discussion regarding the minimum fifty-foot setback for the back yards. His property is 8.5 acres.

Member Wrobel read the correspondence into the record:

- David Compo, 26860 Drake Road, Farmington Hills: Approved of project.

- Ron Bush, 21565 Beck Road: Reiteration of his statement made during Public Comments.

Chair Cassis closed the Public Hearing and turned the matter over to the Planning Commission.

Member Meyer appreciated the Applicant's willingness to make the wetland and setback changes to his plan. He preferred a berm to a wall. He was concerned that the storage area would be an eyesore.

Member Meyer was told by the Applicant that the price of these homes would be \$1,000,000+.

Member Kocan thought this was the first Open Space plan to come before the Planning Commission. She thought the Applicant did a nice job, providing the parallel plan. She agreed with the Staff that the Applicant has met the requirement for using the option. She asked about the green area shown on the plan. Mr. Spencer said that the c-shaped green area is the preservation area. There is a ten-foot sliver that provides access to the open space. The Planning Department has suggested that the path be terminated at the property line or before so that people are not encouraged to trespass. Member Kocan thought that the path dumped people into the woodland area. She did not think that the woodland would be further connected to other walking paths and she worried that the path was too close to neighboring homes. She asked the Woodland Consultant for comment. Mr. Larry DeBrincat said that he did not comment on the path in his review. He thought the resident to the south had a point when he said that the path might encourage people to trespass onto his property. The path could continue around the back side of Lot 6, and at some point in time a path could connect this design to the property to the south. It would lead people away from Lot 6 and into the meandering woodland.

Member Kocan asked about how the woodlands would be handled on each home site. Mr. DeBrincat said they would be handled individually. Lots 3 and 4 have high quality woodlands. These will be preserved and will be reviewed again in the future.

Member Kocan asked for clarification on the wetland fill. Dr. John Freeland, the City's Wetland Consultant, said the north wetlands, J and K, are state regulated. The yellow area will be filled, about one-tenth of an acre. Wetland H is not essential, but there was a question as to whether it would be state-regulated because of the stream. Dr. Freeland located the area that was proposed to be filled. The stormwater function should be addressed in the stormwater plan. The neighbor said his worry was the speed in which the stormwater plan functioned. Dr. Freeland said that it was a legitimate concern. Civil Engineer Brian Coburn responded that the review letter indicated the need for the City to review the off-site yard drainage would be handled in this plan's detention basin. There is some responsibility for the water because the drain comes onto his site. The design is feasible, it just isn't shown on the plan at this time. It will be worked out at the time of Final Site Plan submittal.

Member Kocan noted wetlands in the preservation area. They will not be filled. The building footprint on Lot 4 will be triangular to avoid the buffer.

Dr. Freeland said that the quality wetlands and woodlands are on the west side of the site. The ponds will be noisy in the spring with frogs. The areas will be placed in the conservation easement.

Dr. Freeland reiterated that the MDEQ has chosen not to mitigate Wetland H. It does not meet the regulatory criteria.

Member Kocan asked Landscape Architect Lance Shipman about the 120-foot wall. Mr. Shipman said that the entry feature would be a wall with some berm. Some of the wall is along the sides of the property. She preferred not to have a wall exclusively. Mr. Shipman noted the entry into the Multiple Family Residential property on Beck Road. The mixed wall/berm also has a rock feature. It will have a tiered effect. Bellagio has a wall and heavy landscaping. Its wall is also very high – five or six feet. If this project gets the wall, it will be in concert with Bellagio. Mr. Shipman deferred further comment on the entry structure to a Planner. Director of Planning Barbara McBeth said that entries have been proposed in the past. She did not know whether the Beck Road entry structure was considered an accessory structure or not.

Member Kocan thought that the secondary access and stub street were two separate requirements in the Ordinance. Ms. McBeth said the Ordinance requires at least one point of external access. There are some exemptions. It encourages secondary access to an adjacent piece of property, if that property has potential to be developed.

Member Kocan did not think that the inclusion of the *stub streets site* promoted preservation of the site's natural features. City Council would have to grant the variance. Typically the Planning Commission makes a recommendation to City Council.

Member Kocan noted that the entry needs to have the stone reduced to 50%. Mr. Compo said that the stone is more valuable than the slate. He thought the stone must start at the window, or architecturally it will be out of place. He could change one elevation, if the Planning Commission desired. He did not see a better answer. The proposal before the Planning Commission looks better than just a brick entry. The entry will be placed over 120 feet away from Beck Road. The 25-foot height is substantially smaller than the homes that will be built in Casa Loma. Mr. Compo was looking for a terracing effect. The landscape will be terraced. The street will incline by twenty feet between the entry and Lot 6. The entry structure will not be overwhelming. Mr. Compo agreed to change the placement of the storage doors.

The amount of stone that is allowed per the Ordinance is 50%. On the north and south side of the entry, there is 55% proposed. Member Kocan asked about the clearance. Mr. Spencer responded that the Applicant has been notified he may have to change the overhead beams to provide the necessary clearance.

Member Wrobel liked the project. He thought the wall was congruent with Bellagio, but thought the "gate house" was a bit much, and asked if it could be scaled back. Mr. Compo responded that he can't go lower because of the clearance requirement.

Member Wrobel asked if the access to the natural space could go between Lots 6 and 7. Mr. VanSingel said that the access was placed on the south side to provide additional connectivity in the future. It was suggested to place the ten-foot path in lieu of the sixty-foot wide swath for a road. Some area would be reserved for a possible future southerly connection.

Member Kocan asked if neighboring Maybury Reserve had trails; Ms. McBeth could not recall. Ms. McBeth confirmed that there will be open space abutting open space.

Member Avdoulos thought the entrance was pulled back off of Beck Road enough that it wouldn't be overwhelming. He liked the idea of the overlook. He didn't mind the landscape wall. He said that the under canopy was 15.5 feet high and the City requires 14 feet for fire trucks. The Fire Marshal must have noted that as well. Member Avdoulos was not opposed to the materials. He did not like architectural style of the entry structure. He thought it looked like an entry to a ski lodge. He confirmed that the entry was made of brick up to the windows. The upper portion was designed with a rowlock stone sill. There is also stone further up. It will be applied either in two- or three-inch thickness. Member Avdoulos did not think it reflected the character that the Applicant is seeking.

Member Avdoulos shared the concerns of the neighbor *about the pathway*. He did not want people dumped off near the neighbor's property; he preferred a more secure design. He thought that a cul-de-sac design was appropriate for this site. Member Avdoulos was glad that the Applicant was adjusting Lots 3, 4, 6 and 10 to accommodate the changes requested. He supported the Applicant's request for a wall. Member Avdoulos looks at a project's density, especially in this section of the City. Currently the site is designed at .67, which is acceptable.

Member Pehrson confirmed that a Section 9 Waiver would be required for the entry structure.

Moved by Member Pehrson, seconded by Member Kocan:

In the matter of Casa Loma Site Condominium, SP05-12b, motion to approve the Preliminary Site Plan, subject to: 1) A Planning Commission finding that the parallel plan submitted is acceptable to establish a permitted density of ten lots; 2) A Planning Commission finding that the Open Space Preservation Plan meets the intent of Section 2405 and encourages the long term preservation of open space and natural features; 3) The modification to Lot 6 does not contain wetlands per the petitioner's letter; 4) The Applicant placing the building envelope at the 50 foot rear yard setback line for Lots 3, 4 and 10; 5) A recommendation for the Applicant to obtain a City Council Variance from the Subdivision Ordinance for the access to the southern property line; 6) A Planning Commission Waiver of right-of-way berm requirement and permit the substitution of a wall, such that the developer will work with the City to determine the balance of the wall and berm feature fronting the property line; 7) A Planning Commission finding that the proposed manufactured slate is an acceptable roofing material for the entry structure and granting a Section 9 Waiver for its use; 8) A Section 9 Waiver for the use of stone on the entry structure; 9) The Applicant working with the City to determine the proper size of the front gate house, to ensure a proper fit with the surrounding community and any adjustments required for fire apparatus; 10) The Applicant working with the City to accommodate the parcel to the south side such that the access to the open space stops short of the southern property line; and 11) All the comments on the attached review letters being addressed on the Final Site Plan; for the reason that the plan meets the intent of the Master Plan.

DISCUSSION

Ms. McBeth asked that the Planning Commission make a finding about the entry structure. A section of the Subdivision Ordinance allows for the use of an accessory building customarily incidental to the permitted uses in the district. The Planning Commission should make a finding on whether it is acceptable to have the entry as a customarily incidental structure. City Attorney David Gillam added that the language is found in all of the residential districts, and this interpretation would cover the gamut.

Member Pehrson and Member Kocan agreed to add the language, "An entry structure is accessory to residential and is a customary use already established" to the motion.

Member Kocan asked the Applicant to be mindful of the Lot 1 as it is adjacent to the entry structure.

Chair Cassis complimented the Applicant on the care he has shown on this development. He asked about the future homes. Mr. Compo said no contemporary homes would be built. They would be more country French, European, turrets, steeper pitches, homes with an estate feel.

Mr. Compo said that they will build what the customer wants, but if their request doesn't fit in this development, he will not build it. He liked the timber-frame architecture. He has built many homes with the Structurally Insulated Panel (SIP). It is more efficient than traditional construction. He is considered an energy 5-star builder. He built half of Pheasant Hills, most of Quail Ridge, many in Hidden Lake, etc. He is on his 1,005th home at this time.

Mr. Compo said that the colored elevation of the entry structure misses the mark a bit. The overhangs will be adjusted. He was responding to the comment that the design looked a bit too "alpine."

Chair Cassis said he welcomed creativity with designs. He said that sometimes the Planning Commission gets scared by new ideas, but it is important that the designs that come forward are not mundane. He felt this would be a premium subdivision.

Chair Cassis liked the stone proposed for the entry. He liked the gate house. It will make the development unique. There are more walls on Beck Road than can be counted.

Member Avdoulos told the Applicant that in the future he could bring photographs to help illustrate his plan.

ROLL CALL VOTE ON CASA LOMA, SP05-12B, PRELIMINARY SITE PLAN MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER KOCAN:

In the matter of Casa Loma Site Condominium, SP05-12b, motion to approve the Preliminary Site Plan, subject to: 1) A Planning Commission finding that the parallel plan submitted is acceptable to establish a permitted density of ten lots; 2) A Planning Commission finding that the Open Space Preservation Plan meets the intent of Section 2405 and encourages the long term preservation of open space and natural features; 3) The modification to Lot 6 does not contain wetlands per the petitioner's letter; 4) The Applicant placing the building envelope at the 50 foot rear yard setback line for Lots 3, 4 and 10; 5) A recommendation for the Applicant to obtain a City Council Variance from the Subdivision Ordinance for the access to the southern property line; 6) A Planning Commission Waiver of right-of-way berm requirement and permit the substitution of a wall, such that the developer will work with the City to determine the balance of the wall and berm feature fronting the property line; 7) A Planning Commission finding that the proposed manufactured slate is an acceptable roofing material for the entry structure and granting a Section 9 Waiver for its use; 8) A Section 9 Waiver for the use of stone on the entry structure; 9) The Applicant working with the City to determine the proper size of the front gate house, to ensure a proper fit with the surrounding community and any adjustments required for fire apparatus; 10) The Applicant working with the City to accommodate the parcel to the south side such that the access to the open space stops short of the southern property line; and 11) All the comments on the attached review letters being addressed on the Final Site Plan; and 12) An entry structure is accessory to residential and is a customary use already established; for the reason that the plan meets the intent of the Master Plan. *Motion carried 7-0.*

Member Pehrson confirmed with Mr. Gillam that language regarding the Conservation Easement could be placed in the Woodland Permit motion.

Moved by Member Pehrson, seconded by Member Kocan:

In the matter of Casa Loma Site Condominium, SP05-12b, motion to approve the Woodland Permit, subject to: 1) A Conservation Easement to the western property line as indicated on the plan presented to the Planning Commission; 2) All the comments on the attached review letters being addressed on the Final Site Plan; for the reason that the plan is otherwise in compliance with the Ordinance.

DISCUSSION

Member Kocan asked that, "The Applicant working with Staff to reduce the woodland impact to the extent feasible on Lots 4, 5 and 6 be added to the motion." Member Pehrson agreed.

Member Kocan said that she was just reminding the Applicant to be mindful of the woodlands with this language. Mr. Gillam said that the language was appropriate.

ROLL CALL VOTE ON CASA LOMA, SP05-12B, WOODLAND PERMIT MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER KOCAN:

In the matter of Casa Loma Site Condominium, SP05-12b, motion to approve the Woodland Permit, subject to: 1) A Conservation Easement to the western property line as indicated on the plan presented to the Planning Commission; 2) All the comments on the attached review letters being addressed on the Final Site Plan; and 3) The Applicant working with Staff to reduce the woodland impact to the extent feasible on Lots 4, 5 and 6; for the reason that the plan is otherwise in compliance with the Ordinance. *Motion carried 7-0.*

Moved by Member Pehrson, seconded by Member Kocan:

ROLL CALL VOTE ON CASA LOMA, SP05-12B, WETLAND PERMIT MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER KOCAN:

In the matter of Casa Loma Site Condominium, SP05-12b, motion to approve the Wetland Permit, subject to: 1) The Applicant removing all wetlands and wetland mitigation from Lot 6; and 2) All the comments on the attached review letters being addressed on the Final Site Plan, for the reason that the plan is otherwise in compliance with the Ordinance. *Motion carried 7-0.*

Moved by Member Pehrson, seconded by Member Kocan:

ROLL CALL VOTE ON CASA LOMA, SP05-12B, STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER KOCAN:

In the matter of Casa Loma Site Condominium, SP05-12B, motion to approve the Stormwater Management Plan, subject to: 1) The developer working with the City to ensure the stormwater is managed between Lot and the drainage basin to minimize potential flooding to the southern boundary; and 2) All the comments on the attached review letters being addressed on the Final Site Plan; for the reason that the plan is otherwise in compliance with the Ordinance. *Motion carried 7-0.*

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
EXCERPTS
MONDAY, JANUARY 9, 2006 AT 7:00 P.M.
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 W. TEN MILE ROAD**

Members: Erik Failing, Robert Hong, Elliot Middlemass, Joseph Nelson, Jacob Randall, Thomas Smither, Andrew Straky, Lemuel Wang

3. Consideration of a request from Interphase Land Development, the developer of Casa Loma, for a variance from Section 4.04.A.1(b) of the Subdivision Ordinance requiring the extension of street connections to neighboring properties unless practical difficulties exist or the connection would create undesirable traffic patterns (no street connection is proposed). The applicant is proposing a ten-unit residential site condominium to be located on the west side of Beck Road, south of Nine Mile Road.

Ron Van Singel, Nederveld Associates, was present representing the Campo family, said they are requesting a variance for the stub street for two reasons. First, it is not practical for this application, and secondly, it will create an undesirable traffic pattern. He said this property has been owned by the Campo's for several years, and it has a single family home on it that has not been lived in for many years. The vacant home will be removed to create a ten-unit community. The community will be built by the developers who are home builders in this area, and they will build all of the units themselves with an average home cost of approximately \$1 million dollars. The parcel is approximately 15 acres. It is a narrow parcel that has 482 feet on Beck Road and 1,450 feet deep so the proposal is to service it through Cul-de-sac Boulevard through the center of the property with a length of just short of 900 feet. To the north of this project is the development of Bellagio, which is also on a western portion of this, and to the western boundary, is Mayberry Park, and both of those developments have been approved. On the east side is Beck Road and on the south side there are several long narrow parcels. This parcel also has a portion of wetlands and a DEQ permit has been received for them, and they went through the process for the woodlands. He said they presented this to the Planning Commission for an open space preservation community utilizing and saving as many of the trees as possible through this development. They received approval for the site plan November 2005 from the Planning Commission.