



DI-COAT CORPORATION OPERATIONS EXPANSION SITE PLAN 10-34

DI-COAT CORPORATION OPERATIONS EXPANSION, SITE PLAN 10-34

Public Hearing at the request of Di-Coat Corporation for Preliminary Site Plan and Special Land Use Permit approval. The subject property is located in Section 26, at 22495 Heslip Drive and 22499 Heslip Drive, north of Nine Mile Road and west of Heslip Drive, in the I-1, Light Industrial District. The subject property is approximately 0.8 acres and the applicant is proposing to permanently occupy two lease spaces totaling 16,333 square feet.

Required Action

Approve or Deny Special Land Use Permit and Preliminary Site Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	08/09/10	Waiver of Noise Analysis requested.
Fire	Approval recommended	08/09/10	

Approval- Special Land Use

In the matter of the request of Di-Coat Corporation, SP 10-34, motion to **approve** the Special Land Use permit, subject to the following:

- a. Planning Commission finding under Section 2516.2.c for the Special Land Use permit:
Whether, relative to other feasible uses of the site,
 - The proposed use will not cause any detrimental impact on existing thoroughfares *(due to the fact that the number of employees expected at the facilities (10 total) will not generate a substantial amount of additional trips on nearby roads).*
 - The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood *(due to the fact that the proposed operation will not generate a substantial amount of noise or adverse impacts.)*
 - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
 - The proposed use will promote the use of land in a socially and economically desirable manner.
 - The proposed use is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located *(as noted in the staff review letters);*
- b. Planning Commission waiver of the required Noise Analysis based on the applicant's representations that the proposed use will not generate any noticeable noise; and
- c. Compliance with all conditions and requirements listed in the staff and consultant review letters;
- d. *(Insert specific considerations here)*

(because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)

Denial- Special Land Use

In the matter of the request of Di-Coat Corporation, SP 10-34, motion to **deny** the Special Land Use permit, *(because it does not meet the following standards of the ordinance for approval of a Special Land Use permit...)*

Approval – Preliminary Site Plan

In the matter of Di-Coat Corporation, SP 10-34, motion to **approve** the Preliminary Site Plan, subject to the following:

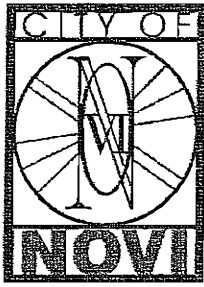
- a. Compliance with all conditions and requirements listed in the staff and consultant review letters; and
- b. *(additional conditions here if any)*

(because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)

Denial - Preliminary Site Plan

In the matter of Di-Coat Corporation, SP 10-34, motion to **deny** the Preliminary Site Plan, *(because it is not in compliance with the following sections of the Zoning Ordinance....)*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

August 9, 2010

Planning Review

Di-Coat Corporation Operations Expansion

SP10-34

Petitioner

Di-Coat Corporation

Review Type

Special Land Use / Site Plan

Property Characteristics

- Site Location: 22495 & 22499 Heslip Drive, North of Nine Mile Road and west of Heslip Drive (Section 26)
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: All Directions: I-1
- Current Site Use: Existing Light Industrial
- Adjoining Uses: All Directions: Existing Light Industrial
- School District: Novi Community School District
- Site Size: 0.8 acres
- Application Date: 07/20/10

Project Summary

The subject property is located on the west side of Heslip Drive, north of Nine Mile Road at 22495 and 22499 Heslip Drive. The applicant is proposing to permanently occupy two lease spaces in an existing three lease space building. The zoning of the parcel is I-1, Light Industrial and currently contains a pet daycare business. The applicant has been temporarily occupying the two spaces since April due to a fire at a previously occupied facility. Di-Coat Corporation specializes in the electrolytic co-deposition of nickel and abrasive diamond particles to a steel or stainless steel substrate for use as either a cutting or wear-resistant surface.

Recommendation

Provided the applicant receives the requested waiver of the Noise Analysis, approval of the preliminary site plan and special land use permit is recommended. Plans submitted for review will be used as Stamping Sets and stamped approved once the applicant receives the appropriate approvals from the Planning Commission.

Special Land Use Considerations

In the I-1 District metal plating falls under the Special Land Use requirements (Sections 1903.2).

Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit request:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight,

ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 19 (I-1 Light Industrial District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant.

1. **Noise Analysis:** Per the requirements of Sections 1903.2 a Noise Analysis is required. The applicant has requested a waiver of this provision from the Planning Commission via written correspondence. Per the applicant's correspondence, the only noise-emitting equipment present at the facility is an air compressor, which will receive occasional use. The provided correspondence requests a waiver of the "Noise Impact Statement." A Noise Analysis (as opposed to a Noise Impact Statement) is required for this use. **The applicant should confirm in their response letter that a waiver of the Noise Analysis is requested.**
2. **Parking:** Industrial establishments and related accessory offices are required to have one parking space for each 700 square feet of usable floor area or five spaces plus one for each one and one-half employees in the largest working shift. The calculated usable floor area for each space (per the definition provided in Section 201 of the Zoning Ordinance) is negligible so the standard requiring five spaces plus one for each one and one-half employees would apply. The applicant has indicated that five employees will be present at each space in the largest working shift. Therefore, each space would require eight parking spaces. Without reviewing the floor plan, the existing pet boarding facility would require a maximum of five spaces per Ordinance standards. Twenty-two spaces are currently provided on the site. No additional parking spaces are required.

Stamping Set Approval

Stamping sets are still required for this project. No changes to the plan are required and plans submitted for review will be used as Stamping Sets.

Response Letter

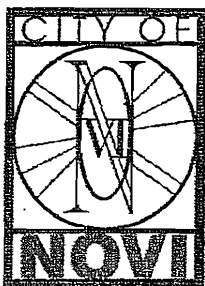
A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to appearing before the Planning Commission.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



Kristen Kapelanski, AICP, Planner
248-347-0586 or kkapelanski@cityofnovi.org

FIRE REVIEW



August 9, 2010

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis >

Andrew Mutch

Kathy Crawford

Dave Staudt

Justin Fischer

City Manager

Clay J. Pearson

Director of Public Safety

David Molloy

Director of Fire and EMS

Jeffrey Johnson

TO: Barbara McBeth, Deputy Director
Community Development, City of Novi

RE: DiCoat Corporation, Operations Expansion, SP10-34
Special Land Use

Dear Ms. McBeth,

The above plan has been reviewed and it is **Recommended for Approval.**

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

Novi Fire Department
42975 Grand River Ave.
Novi, Michigan 48375
248.349-2162
248.349-1724 fax

cityofnovi.org

LETTER DESCRIBING USE

Di-Coat Corporation

Alan Davis
Vice President
42900 W Nine Mile Rd
Novi, MI 48375

Telephone 248-349-1211
Fax 248-349-4929
E-Mail: alandavis@dicoat.com

July 24, 2010

Community Development Department
City of Novi

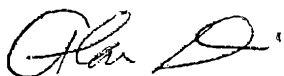
Ref: 22495 & 22499 Heslip; Application For Site Plan And Land Use Approval

Our business is the electrolytic co-deposition of nickel and abrasive diamond particles to a steel or stainless steel substrate for use as either a cutting or wear-resistant surface. Applications for our process include uses for the aircraft, automotive, masonry, and general manufacturing industries and are sold around the world. In addition, approximately one-third of our sales is for medical applications mostly consisting of diamond coated surgical instruments used inside the body. A recent addition to our product line is the diamond coating of small parts destined for consumers, some of which are now on the shelves of Home Depot, Lowes, etc., under well-known brand names.

It is for these latter two applications, surgical and consumer, that we seek this permanent occupancy. We obtained temporary occupancy in both addresses this past April after a fire damaged our 42900 Nine Mile facility. Fire investigators have determined the cause of that fire to be faulty equipment that we had recently purchased and not something inherent to our processes or procedures. Once refurbishment of that facility is completed, the 22499 Heslip address will be set up for the coating of the consumer products and the 22495 portion of the building will be set up exclusively for our diamond coated surgical instrument products. While our basic coating processes for all products are essentially identical, the monitoring of these are necessarily quite different and the physical separation of these manufacturing cells will help facilitate these needs.

Thank you for considering our application.

Respectfully,



**APPLICANT'S LETTER REQUESTING
WAIVER OF NOISE ANALYSIS**

Di-Coat Corporation

Alan Davis
Vice President
42900 W Nine Mile Rd
Novi, MI 48375

Telephone 248-349-1211
Fax 248-349-4929
E-Mail: alandavis@dicoat.com

July 24, 2010

Community Development Department
City of Novi

Request for Waiver of Noise Impact Study
Ref: 22495 & 22499 Heslip; Application For Site Plan And Land Use Approval

I am requesting a waiver from the noise impact study requirement of our application.

The only piece of equipment that generates any noticeable noise is an old (circa 1960) occasional-use air compressor. I have no manufacturer's specifications to include, but standing five feet away and using a smart phone decibel meter application, I recorded an average of 59.7 dB while it was running - near the level of normal conversation. Outside the facility and across the driveway with the large door wide open, my phone recorded less than 50 dB.

I realize that a phone application is not properly calibrated to provide a scientific noise level reading, but thought this might provide a good means of conveying that there are no loud or annoying sounds emanating from our operations without going to the unnecessary expense of obtaining a professional study.

Respectfully,



APPLICANT RESPONSE LETTER

Di-Coat Corporation

Alan Davis
Vice President
42900 W Nine Mile Rd
Novi, MI 48375

Telephone 248-349-1211
Fax 248-349-4929
E-Mail: alandavis@dicoat.com

August 11, 2010

Kristen Kapelanski, Planner
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375
kkapelanski@cityofnovi.org

RE: Planning Review Center Report **Response Letter**
Ref: Di-Coat Corporation Operations Expansion, SP10-34, 22495 & 22499 Heslip

Dear Ms. Kapelanski,

I am requesting a waiver of the Section 1903.2 **Noise Analysis** requirements.

To repeat what was on a previous correspondence regarding this:

The only piece of equipment that generates any noticeable noise is an old (circa 1960) occasional-use air compressor. I have no manufacturer's specifications to include, but standing five feet away and using a smart phone decibel meter application, I recorded an average of 59.7 dB while it was running - near the level of normal conversation. Outside the facility and across the driveway with the large door wide open, my phone recorded less than 50 dB.

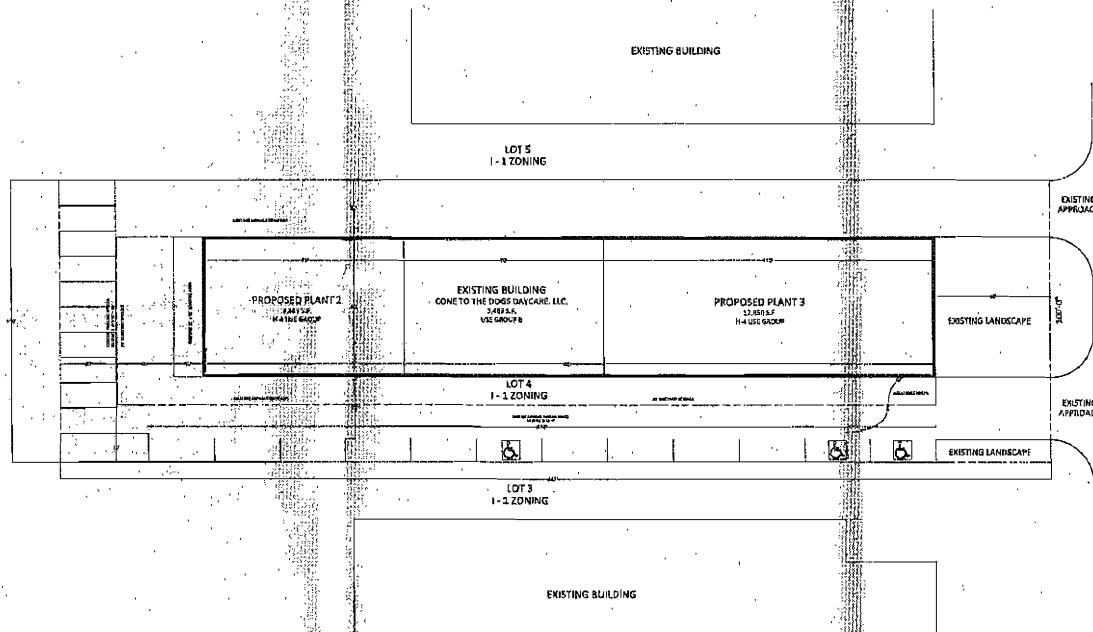
Respectfully,



SITE PLAN

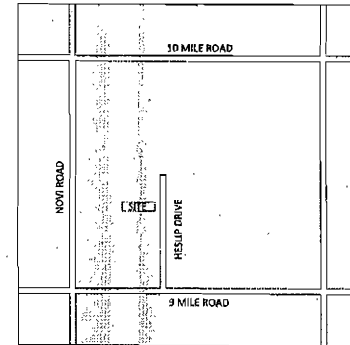
DI-COAT CORPORATION

22495 /22499 HESLIP, NOVI, MI 48375



GENERAL SITE PLAN

SCALE: 1" = 20'-0"



LOCATION MAP

GENERAL SITE INFORMATION

SITE SIZE: 797 ACRES

ZONED I-1

SET BACKS: FRONT - 40'

REAR - 20'

SIDES 20'

BUILDING DATA

OVERALL 257' LONG x 50' WIDE

MAX BUILDING HEIGHT = 16'-0"

BUILDING USE LIGHT MANUFACTURING AND BUSINESS

PARKING:

EXISTING PARKING PROVIDED = 22 CARS
(INCLUDING 2 BARRIER FREE)

LOADING:

EXISTING 10'x50' LOADING AREA AT WEST SIDE OF BUILDING

DI-COAT CORPORATION
22495 /22499 HESLIP, NOVI, MI 48375

SHEET

C-1

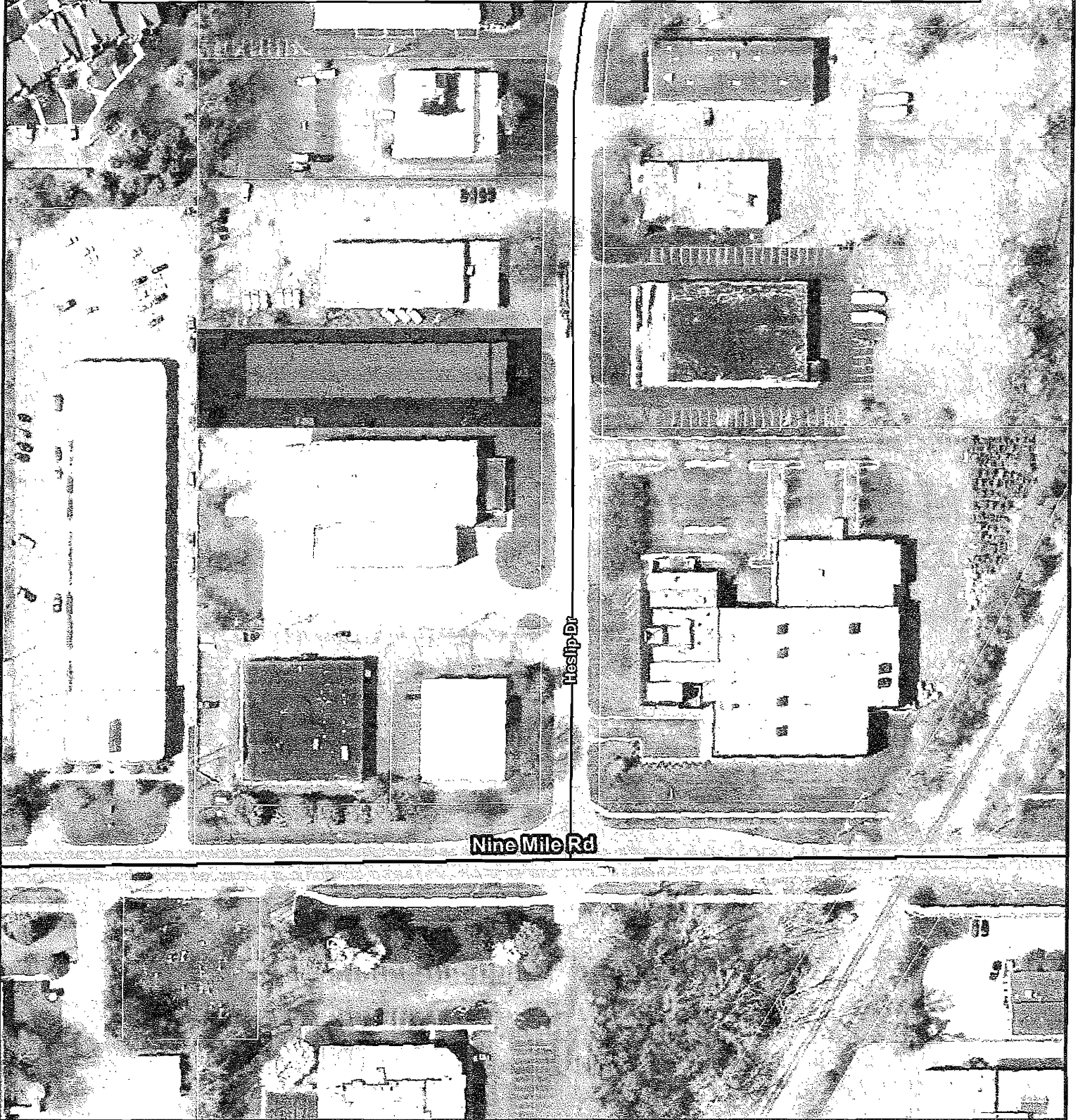
SITE PLAN

MAPS

**Location/Air Photo
Zoning**

Di-Coat Corporation Operations Expansion SP10-34

Location



Map Author: Kristen Kapeianski
Date: 08/11/10
Project: Di-Coat Expansion SP10-34
Version #: 1.0

Map Legend

 Subject Property

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



City of Novi
Department Division
Department Name
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

0 25 50 100 150 200
Feet



1 inch = 136 feet

Di-Coat Corporation Operations Expansion SP10-34

Zoning







Map Author: Kristen Kapelanski
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Map Legend

-  Subject Property
-  R-1: One-Family Residential District
-  RM-1: Low-Density Multiple Family
-  I-1: Light Industrial District



City of Novi
 Department Division
 Department Name
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



1 inch = 136 feet