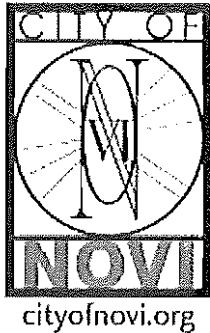


# MEMORANDUM



**TO:** BARBARA MCBETH, COMMUNITY DEVELOPMENT DEPUTY  
DIRECTOR

**FROM:** KRISTEN KAPELANSKI, PLANNER *Kaplan*

**SUBJECT:** SP08-25 MACKENZIE NORTH TECHNOLOGY CENTRE  
EXTENSION OF PRELIMINARY SITE PLAN APPROVAL

**DATE:** MARCH 1, 2011

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The subject property is approximately 6.1 acres and the applicant is proposing to construct a speculative 55,187 square foot one-story general office building at the northwest corner of Mackenzie Drive and Haggerty Road, north of 13 Mile Road.

Approvals for the project proceeded as follows:

- The Planning Commission granted Stormwater Management Plan approval and Preliminary Site Plan approval subject to conditions on July 16, 2008.
- Final Site Plan approval was granted administratively on September 16, 2008.
- A one year extension of the Preliminary Site Plan approval was granted by the Planning Commission on May 20, 2009.
- A one year extension of the Preliminary Site Plan approval was granted by the Planning Commission on April 28, 2010.

The applicant has now requested a third 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. The applicant has received two preliminary site plan extensions prior to this request. This is the last extension permitted by the Zoning Ordinance.

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 the Preliminary Site Plan approval is recommended.

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

**LETTER FROM APPLICANT REQUESTING EXTENSION**

VIA E-MAIL AND US MAIL

February 9, 2011

Ms. Richelle Leskun  
Planning Assistant  
City of Novi  
45175 W. Ten Mile Road  
Novi, MI 48375

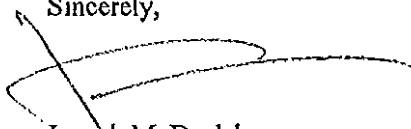
Re: SP08-25 MacKenzie North Technology Centre  
Request for Preliminary Site Plan Extension

Dear Richelle,

Due to the current market conditions, we would like to request an extension of MacKenzie North Technology Centre's Preliminary Site Plan.

If you have any questions or require additional information, please contact me at (248) 848-6400.

Sincerely,



Joseph M. Drolshagen  
Sr. Vice President

JMD/jc

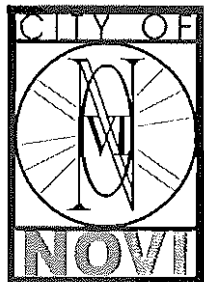


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**PLANNING COMMISSION MINUTES - EXCERPT  
APRIL 28, 2010**



## PLANNING COMMISSION MINUTES

Approved

CITY OF NOVI

Regular Meeting

Wednesday, April 28, 2010 | 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:** Member Greco, Member Gutman, Member Larson, Member Lynch, Chair Pehrson, Member Prince

**Absent:** Member Baratta (excused), Member Cassis (excused), Member Meyer (excused)

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

### PLEDGE OF ALLEGIANCE

Chair Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

### APPROVAL OF AGENDA

Moved by Member Gutman, seconded by Member Lynch:

### VOICE VOTE ON THE AGENDA APPROVAL MOTION:

**Motion to approve the April 28, 2010 Planning Commission Agenda. Motion carried 6-0.**

### CONSENT AGENDA - REMOVALS AND APPROVAL

#### 1. MACKENZIE NORTH TECHNOLOGY CENTRE, SP08-25

Consideration of the request of Northern Equities Group for a one-year Preliminary Site Plan extension. The subject property is located in Section 1, at the northwest corner of Haggerty Road and Mackenzie Drive, north of Thirteen Mile Road, in the OST, Planned Office Service Technology District. The subject property is approximately 6.09 acres and the applicant is proposing to construct a speculative 55,187 square foot one-story general office building.

#### 2. MACKENZIE SOUTH TECHNOLOGY CENTRE, SP07-70

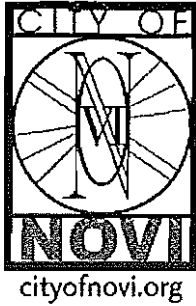
Consideration of the request of Northern Equities Group for a one-year Final Site Plan extension. The subject property is located in Section 1, at the southwest corner of Haggerty Road and Mackenzie Drive, north of Thirteen Mile Road, in the OST, Planned Office Service Technology District. The subject property is approximately 5.42 acres and the applicant is proposing to construct a speculative 48,866 square foot one-story general office building.

Moved by Member Gutman, seconded by Member Larson:

### VOICE VOTE TO APPROVE CONSENT AGENDA, MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER LARSON.

**Motion to approve the Consent Agenda. Motion carried 6-0.**

**PLANNING COMMISSION MINUTES - EXCERPT  
MAY 20, 2009**



## PLANNING COMMISSION

CITY OF NOVI  
Regular Meeting  
**Wednesday, May 20, 2009 | 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 7:00pm.

### ROLL CALL

Present: Members David Baratta, Victor Cassis, David Greco, Andy Gutman, Brian Larson, Michael Lynch, Michael Meyer, Leland Prince

Absent: Member Mark Pehrson (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Lindon Ivezaj, City Engineer; Rod Arroyo, Traffic Consultant; Tom Schultz, City Attorney.

### PLEDGE OF ALLEGIANCE

Member Greco led the meeting attendees in the recitation of the Pledge of Allegiance.

### APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Greco

### VOICE VOTE ON THE AGENDA APPROVAL MOTION:

Motion to approve the May 20, 2009 Agenda. *Motion carried 8-0.*

### CONSENT AGENDA - REMOVALS AND APPROVAL

1. **NOVI CORPORATE CAMPUS PARCEL 8, SP07-24**

Consideration of the request of Amson Dembs Development for a one-year Final Site Plan extension. The subject property is located in Section 9, north of Twelve Mile, east of West Park Drive, in the OST, Planned Office Service Technology District. The subject property is approximately 8.34 acres and the applicant is proposing to build a 28,638 square foot speculative office/warehouse building.

2. **MERCANTILE MARKETPLACE, SP08-26**

Consideration of the request of DAP Investments for a one-year Preliminary Site Plan extension. The subject property is located in Section 15, north of Fonda Drive and west of Novi Road, in the TC, Town Center District. The subject property is approximately 1.29 acres and the applicant is proposing to demolish the existing Big Boy restaurant and construct a 10,000 square foot building consisting of two retail spaces and one restaurant space.

3. **MACKENZIE SOUTH TECHNOLOGY CENTRE, SP07-70**

Consideration of the request of Northern Equities Group for a one-year Final Site Plan extension. The subject property is located in Section 1, at the southwest corner of Haggerty Road and Mackenzie Drive, north of Thirteen Mile Road, in the OST, Planned Office Service Technology District. The subject property is approximately 5.42 acres and the applicant is proposing to construct a speculative 48,866 square foot one-story general office building.

4. **MACKENZIE NORTH TECHNOLOGY CENTRE, SP08-25**

Consideration of the request of Northern Equities Group for a one-year Preliminary Site Plan extension. The subject property is located in Section 1, at the northwest corner of Haggerty Road and Mackenzie Drive, north of Thirteen Mile Road, in the OST, Planned Office Service Technology District. The subject property is approximately 6.09 acres and the applicant is proposing to construct a speculative 55,187 square foot one-story general office building.

5. **CITY CENTER PLAZA PHASES 4 & 5, SP06-37**

Consideration of the request of City Center Plaza, LP, for a one-year Final Site Plan extension. The subject property is located in Section 22, south of Grand River Avenue, west of Novi Road, in the TC-1, Town Center District. The subject properties are approximately 1.8 acres combined and the applicant is proposing to construct

a 10,400 square foot general office building at the southwest corner of Flint Street and Grand River Avenue and a 3,640 square foot retail building at the western edge of the existing City Center Plaza development.

Moved by Member Meyer, seconded by Member Prince:

**VOICE VOTE ON CONSENT AGENDA APPROVAL MOTION MADE BY MEMBER MEYERS AND SECONDED BY MEMBER PRINCE.**

**A motion to approve the May 20, 2009 Consent Agenda. *Motion carried 8-0.***



**PLANNING COMMISSION MINUTES - EXCERPT  
JULY 16, 2008**



## PLANNING COMMISSION

APPROVED

CITY OF NOVI

Regular Meeting

Wednesday, July 16, 2008 | 7 PM

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

(248) 347-0475

### CALL TO ORDER

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

### ROLL CALL

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

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

### PLEDGE OF ALLEGIANCE

Member Larson led the meeting in the recitation of the Pledge of Allegiance.

Chair Cassis welcomed Brian Larson to the Planning Commission.

### APPROVAL OF AGENDA

Moved by Member Pehrson, seconded by Member Burke:

### VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER BURKE:

Motion to approve the July 16, 2008 Planning Commission Agenda. *Motion carried 8-0.*

### MATTERS FOR CONSIDERATION

#### 1. MACKENZIE NORTH TECHNOLOGY CENTRE, SP08-25

Consideration of the request of Northern Equities Group for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 1, at the northwest corner of MacKenzie Drive and Haggerty Road, north of Thirteen Mile, in the OST, Planned Office Service Technology District. The subject property is approximately 6.09 acres and the Applicant is proposing to construct a speculative 55,187 square foot one-story general office building.

Planner Kristen Kapelanski described the project. This speculative building will be bordered by vacant land to the north, west and south – all land within the Haggerty Corporate Corridor Park, Phase 2. MacKenzie South will be located on the southwest corner of MacKenzie and Haggerty. The site and its surrounds are zoned OST. Across Haggerty in Farmington Hills is the RP-2, Planned Residential District. The Future Land Use Map indicates Office uses for this and the surrounding sites. There are no existing regulated woodlands on the site. The reviews all noted minor items to be addressed at the time of Final Site Plan submittal. The plan is in substantial compliance with the Ordinance.

Joe Drolshagen represented the Applicant. He mentioned the activity occurring within this industrial park. Harman Becker has just announced their relocation into the LaSalle South building. The new Cabot Drive is completed. He offered to answer any questions.

Member Pehrson thought the reviews noted all the positives of the design.

Moved by Member Pehrson, seconded by Member Burke:

**In the matter of Mackenzie North Technology Centre, SP08-25, motion to approve the Preliminary Site 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 Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

**DISCUSSION**

Chair Cassis confirmed that the parking count inconsistency is not a lingering issue. Ms. Kapelanski said the problem is more of a typographical nature than a parking problem.

**ROLL CALL VOTE ON MACKENZIE NORTH, SP08-25, PRELIMINARY SITE PLAN MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER BURKE:**

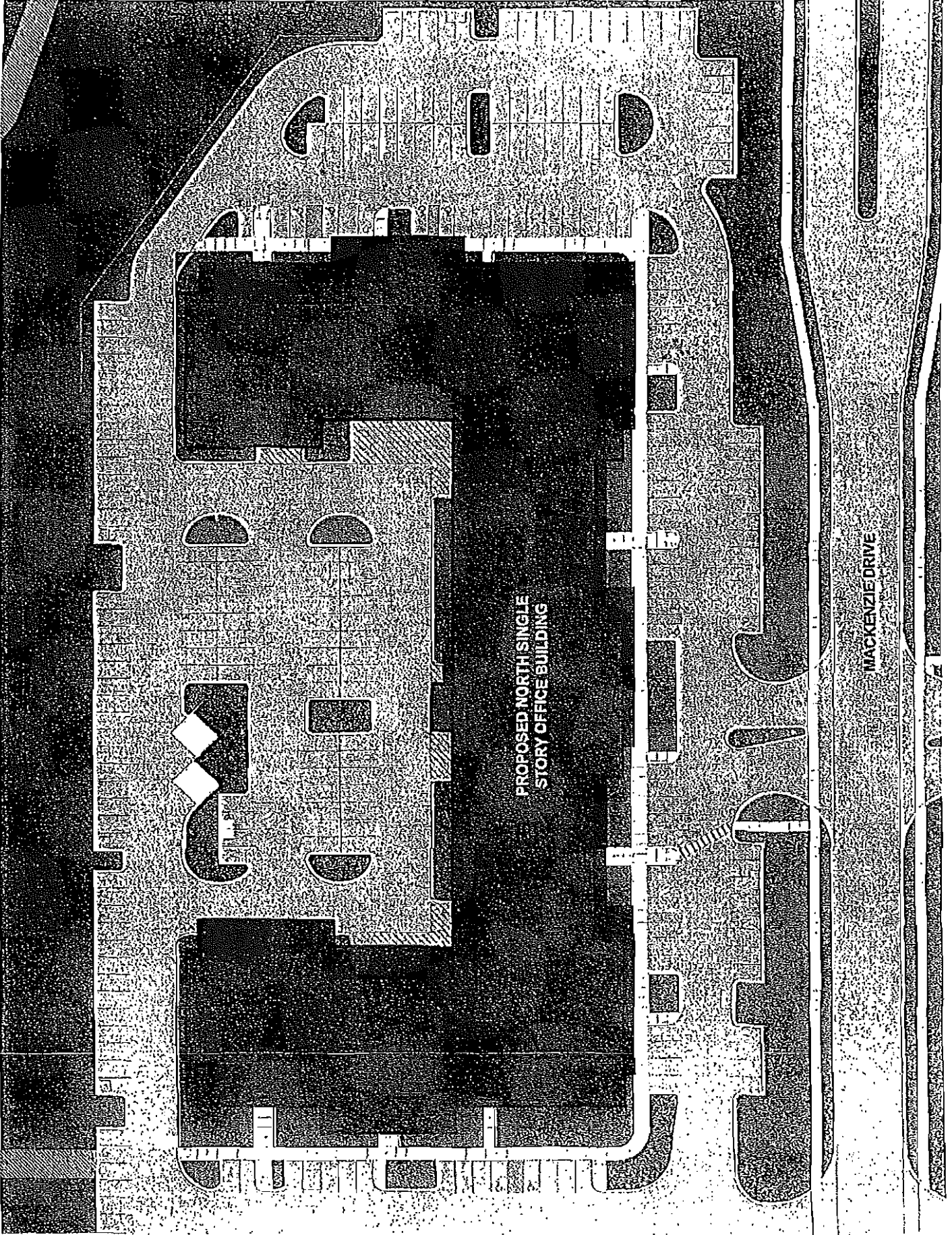
In the matter of Mackenzie North Technology Centre, SP08-25, motion to approve the Preliminary Site Plan subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reasons that the plan is otherwise in compliance with Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 8-0.*

Moved by Member Pehrson, seconded by Member Burke:

**ROLL CALL VOTE ON MACKENZIE NORTH, SP08-25, STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER BURKE:**

In the matter of Mackenzie North Technology Centre, SP08-25, motion to approve 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.*

REDUCED COPY OF APPROVED SITE PLAN



HAGBERRY ROAD

PROPOSED NORTH SINGLE  
STORY OFFICE BUILDING

MACKENZIE DRIVE

MACKENZIE NORTH TECHNOLOGY CENTRE

