



November 11, 2010

City of Novi
Planning Department
45175 W. 10 Mile Road
Novi, Michigan 48375-3024

Attn: Kristen Kapelanski, AICP, Planner

Re: Jo Drive Renovations
Letter Summarizing Request for
Special Use Approval & Zoning
Board of Appeals

Dear Mrs. Kapelanski,

We are submitting this project for consideration of Special Use Approval and Zoning Board of Appeals Approval. This letter will summarize the request for each and the history behind the business operation that has brought us to this point.

When the HUMMER line was canceled, the owners accepted the Cadillac franchise from GM. It has since risen to one of the largest volume Cadillac retailers in the country. This success has brought greater customer demand to the Cadillac of Novi site and it is rapidly reaching capacity. To relieve this constraint, the owners purchased the subject Jo Drive property.

In the short term, it will be used to relieve the new car delivery pressure which is currently affecting the service department. The plan is to use the building for non-customer related activities such as vehicle prep and pre-delivery. Accomplishing this will allow the main dealership to continue to focus on direct customer related services. As the demands on the dealership continue to expand, the owners will need Jo Drive to be flexible to accommodate a variety of services.

This brings us to the first request, Special Use Approval. The owner is seeking approval to be able to perform minor vehicle repair within the facility. This use is allowed in the I-1 zoning district, with Special Use Approval. General Motors has specific service bay requirements for Cadillac, which are different than the requirements for HUMMER. These new requirements can be achieved by utilizing the Jo Drive building. There will be plans submitted in the near future regarding the renovations to the existing dealership to accommodate the balance of GM's new requirements. They are under review at General Motors at this time and the owners simply cannot wait for review and approval by GM and Novi before making the necessary adjustments to maintain quality customer service. Having the flexibility to provide service functions at Jo Drive will relieve all that pressure during the planning and construction of the dealership, and into the future.

The second request is for Zoning Board of Appeals Approval to allow outdoor parking of vehicles in the existing parking lot. Given the site constraints at the existing dealership, specifically the regulated wetlands, there are not enough parking spaces to satisfy GM's minimum requirements for Cadillac. What was adequate for a HUMMER dealership turns out to be insufficient for a Cadillac dealership. This was impossible to foresee when the property was originally purchased.

The intent is to have the ability to park additional Cadillac vehicles in the existing parking lot of Jo Drive. Because the unlicensed cars may be stationary for more than 24 hours, the Novi Ordinance considers this "Outdoor Storage", which requires a variance. If these cars were employee or visitor cars, there would not be an ordinance restriction. By granting a variance for this property, the car carriers that currently cause traffic congestion on Grand River and Meadowbrook Road and within the main dealership will be rerouted to Jo Drive. This will relieve onsite pressure, and improve the dealership image on a primary corner of the Novi Town Center Gateway District. The ability to store vehicles at Jo Drive will not deter from the surrounding properties, in fact it will compliment the neighbors. A vacant building will be transformed into a thriving business in an otherwise tucked away corner of the community.

We ask for your consideration and support in helping a successful business in Novi continue to provide exceptional service to the residents of Novi, and the surrounding communities. The Special Use Approval and Variance will promote the flexibility and expansion necessary to allow for a successful business operation. We look forward to addressing additional concerns at public hearing and municipal meetings necessary to work through these requested approvals.

Very Truly Yours

SCHONSHECK, INC.



Stephen J. Pyrkosz, AIA
Director of Architecture

Cc: Mr. Gary Wood, Gardan LLC

SJP:kb

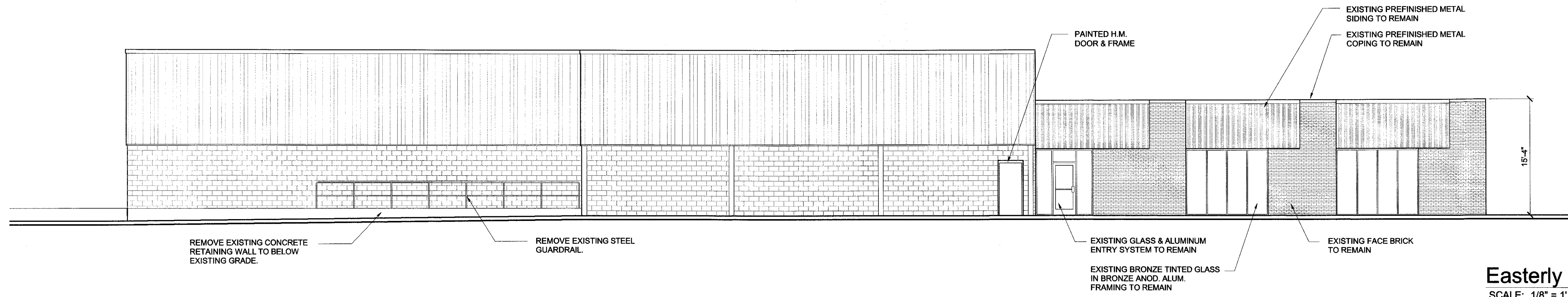
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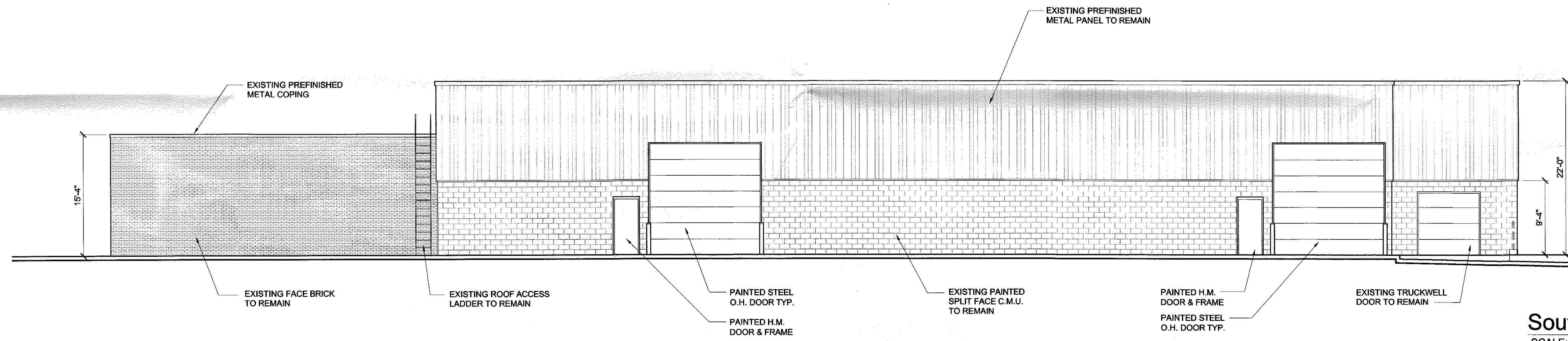
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CONSULTANT:



Easterly Elevation
SCALE: 1/8" = 1'-0"



Southerly Elevation
SCALE: 1/8" = 1'-0"

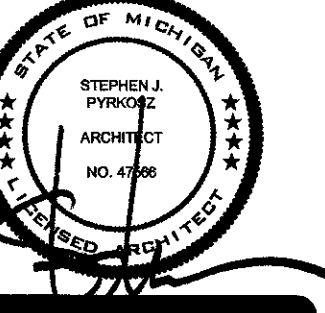
SHEET: PROJECT:

Exterior Elevations
Jo Drive Building Renovation
41.107 Jo Drive, Novi, Michigan 48375

ISSUE DATES

8-27-10
Permit Submittals
9-2-10
Pricing
9-28-10
Owner Review
10-1-10
Permit Resubmittal
11-4-10
Amended Permit
11-11-10
SLU & Variance

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DRAWING NO.	

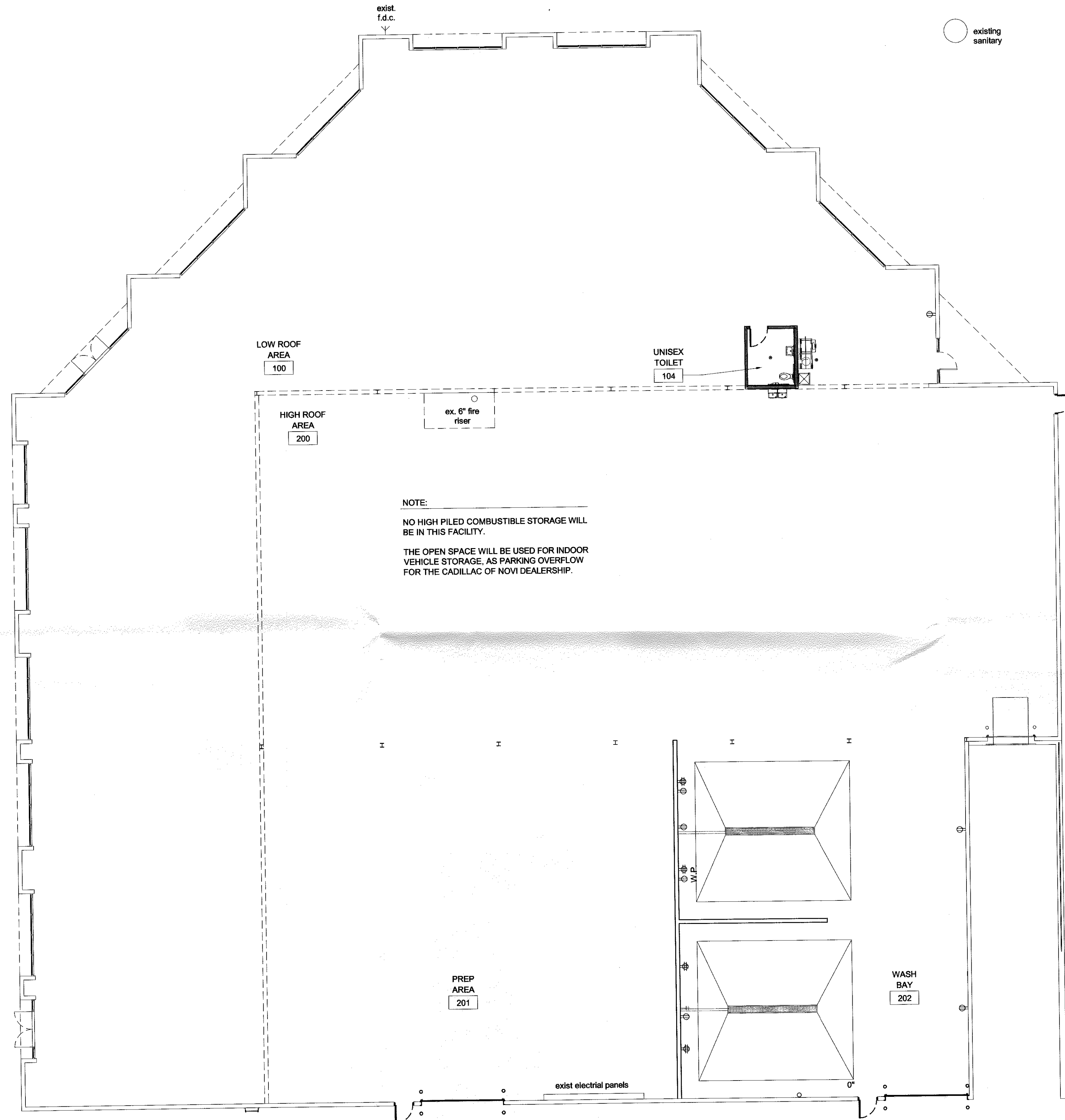
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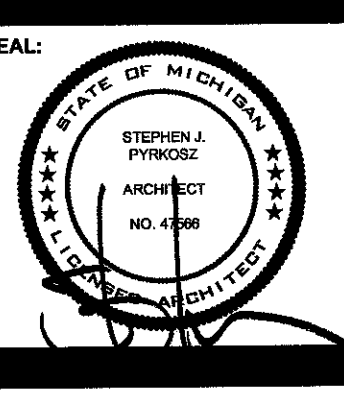
SHEET: PROJECT:

Existing Floor Plan

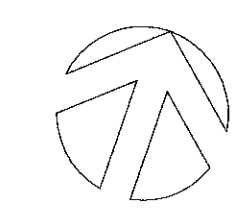
Jo Drive Building Renovation
41107 Jo Drive, Novi, Michigan 48375

ISSUE DATES

8-18-10
OWNER REVIEW
8-27-10
Permit Submittal
9-1-10
Owner Revisions
9-2-10
Pricing
9-29-10
Owner Revisions
9-28-10
Owner Review
10-1-10
Permit Resubmittal
11-4-10
Amended Permit
11-11-10
SLU & Variance



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Existing Floor Plan
SCALE: 3/32" = 1' - 0"

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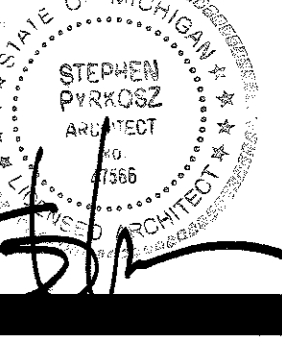
SHEET: PROJECT:

Architectural Site Plan
Jo Drive Building Renovation
41107 Jo Drive, Novi, Michigan 48375

ISSUE DATES

11-11-10
SLU & Variance

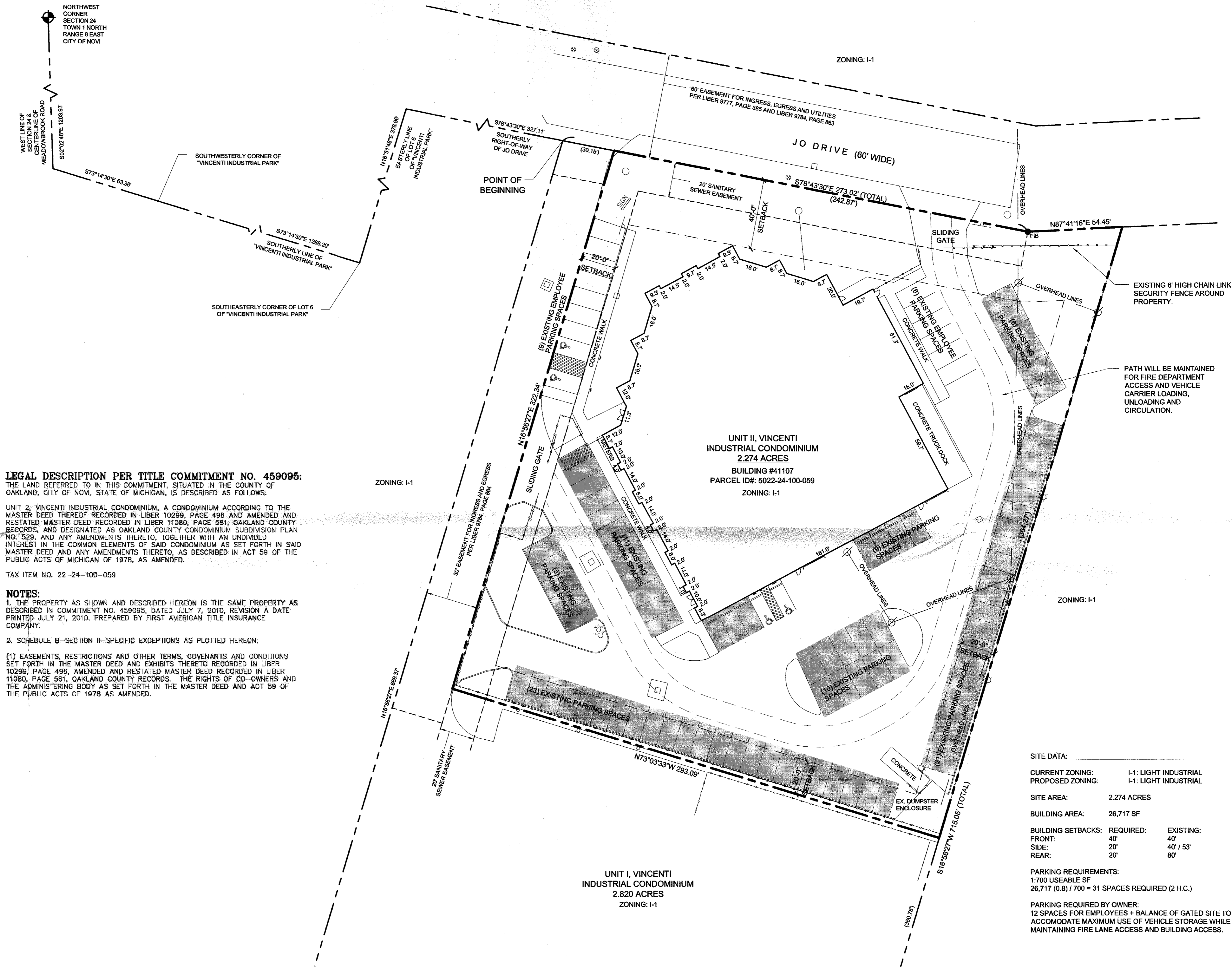
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10-014
DRAWING NO.

AS-100



LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 459095:
THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF OAKLAND, CITY OF NOVI, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
UNIT 2, VINCENTI INDUSTRIAL CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE MASTER DEED THEREOF RECORDED IN LIBER 10299, PAGE 496 AND AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 11080, PAGE 581, OAKLAND COUNTY RECORDS, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 529, AND ANY AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM AS SET FORTH IN SAID MASTER DEED AND ANY AMENDMENTS THERETO, AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF MICHIGAN OF 1978, AS AMENDED.
TAX ITEM NO. 22-24-100-059

NOTES:
1. THE PROPERTY AS SHOWN AND DESCRIBED HEREON IS THE SAME PROPERTY AS DESCRIBED IN COMMITMENT NO. 459095, DATED JULY 7, 2010, REVISION A DATE PRINTED JULY 21, 2010, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
2. SCHEDULE B - SECTION II - SPECIFIC EXCEPTIONS AS PLOTTED HEREON:
(1) EASEMENTS, RESTRICTIONS AND OTHER TERMS, COVENANTS AND CONDITIONS SET FORTH IN THE MASTER DEED AND EXHIBITS THERETO RECORDED IN LIBER 10299, PAGE 496, AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 11080, PAGE 581, OAKLAND COUNTY RECORDS, THE RIGHTS OF CO-OWNERS AND THE ADMINISTERING BODY AS SET FORTH IN THE MASTER DEED AND ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED.

SITE DATA:

CURRENT ZONING:	I-1: LIGHT INDUSTRIAL
PROPOSED ZONING:	I-1: LIGHT INDUSTRIAL
SITE AREA:	2.274 ACRES
BUILDING AREA:	26,717 SF
BUILDING SETBACKS:	REQUIRED: EXISTING:
FRONT:	40' 40'
SIDE:	20' 40' / 53'
REAR:	20' 80'
PARKING REQUIREMENTS:	
1700 USEABLE SF	
26,717 (0.8) / 700 = 31 SPACES REQUIRED (2 H.C.)	
PARKING REQUIRED BY OWNER:	
12 SPACES FOR EMPLOYEES + BALANCE OF GATED SITE TO ACCOMMODATE MAXIMUM USE OF VEHICLE STORAGE WHILE MAINTAINING FIRE LANE ACCESS AND BUILDING ACCESS.	

Architectural Site Plan
SCALE: 1" = 30' - 0"