

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

June 22, 2016

Proceedings taken in the matter of the PLANNING
COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi,
Michigan, on Wednesday, April 27, 2016

BOARD MEMBERS

Mark Pehrson, Acting Chairperson

David Baratta

Michael Lynch

Robert Giacometti

Ted Zuchlewski

ALSO PRESENT: Barbara McBeth, Director of Community Development
Rick Meader, Landscape Architect, Kirsten Mellem, Planner,
Adrianna Jordan, Sri Komaragiri, Planner, David Gillam, City
Attorney, Jeremy Miller, Staff Engineer

Certified Shorthand Reporter: Jennifer L. Wall

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Novi, Michigan.
Wednesday, June 22, 2016
7:00 p.m.

** ** *

CHAIRPERSON PEHRSON: Call to
order the regular meeting of the Planning
Commission for June 22nd, 2016.

Sri, will you call the roll.

MS. KOMARAGIRI: Member Anthony?

CHAIRPERSON PEHRSON: Absent,
excused.

MS. KOMARAGIRI: Member Baratta?

MR. BARATTA: Here.

MS. KOMARAGIRI: Member
Giacopetti?

CHAIRPERSON PEHRSON: He will be
late.

MS. KOMARAGIRI: Member Greco?

CHAIRPERSON PEHRSON: Absent,
excused.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Here.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Here.

MS. KOMARAGIRI: Member

1 Zuchlewski?

2 MR. ZUCHLEWSKI: Here.

3 CHAIRPERSON PEHRSON: If we could
4 stand for the Pledge of Allegiance.

5 (Pledge recited.)

6 CHAIRPERSON PEHRSON: Looking for
7 a motion to approve the agenda or a
8 modification thereof.

9 MR. BARATTA: Motion to approve.

10 MR. LYNCH: Second.

11 CHAIRPERSON PEHRSON: Motion by
12 Member Baratta, second by Member Lynch. All
13 those in favor?

14 THE BOARD: Aye.

15 CHAIRPERSON PEHRSON: We have an
16 agenda.

17 Brings us to our first
18 audience participation. If there is anyone
19 in the audience that wishes to address the
20 Planning Commission on something other than
21 the public hearing, step forward at this
22 point.

23 (No audible responses.)

24 CHAIRPERSON PEHRSON: We will
25 close the first audience participation.

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Correspondence?

MR. LYNCH: None.

CHAIRPERSON PEHRSON: Committee reports? City Planner report, Ms. McBeth?

MS. MCBETH: Thank you. Good evening. Nothing to report this evening.

CHAIRPERSON PEHRSON: Awesome.

Come to our first item, which is a consent agenda, Pine Ridge, JSP16-17. Approval at the request of Acquirea Realty Holdings for preliminary site plan and Section 9 facade waiver. The subject property located in Section 22, north of Ten Mile and west of Novi Road. The subject property is approximately 4.54 acres in the B3 general business district. The applicant is proposing removal of the existing facade for Pine Ridge, a multi-tenant shopping plaza along with some landscaping improvements.

Somebody make a motion?

MR. BARATTA: I'll make a motion to approve the preliminary site plan in Section 9 facade area based on and subject to the following. The allotted overage of (unintelligible) material 25 percent allowed,

1 57 percent, 51 percent provided. And the
2 underage of brick material 30 minimum,
3 29 percent provided, because the proposed
4 alteration was significantly improved, the
5 overall appearance of the building is
6 consistent with the intent and purpose of the
7 facade ordinance, which is hereby granted and
8 the findings are in compliance with the
9 ordinance standards and staff review letter
10 and the conditions and the items listed in
11 the letter being addressed.

12 The motion is made because
13 the plan is otherwise in compliance with
14 Article 3, Article 4, Article 5 and Article 6
15 of the zoning ordinance. All other
16 applicable provision of the ordinance.

17 MR. LYNCH: Second.

18 CHAIRPERSON PEHRSON: Motion by
19 Member Baratta, second by Member Lynch.

20 Any comments?

21 (No audible responses.)

22 CHAIRPERSON PEHRSON: Sri, can
23 you call the roll.

24 MS. KOMARAGIRI: Member Lynch?

25 MR. LYNCH: Yes.

1 MS. KOMARAGIRI: Chair Pehrson?

2 CHAIRPERSON PEHRSON: Yes.

3 MS. KOMARAGIRI: Member

4 Zuchlewski?

5 MR. ZUCHLEWSKI: Yes.

6 MS. KOMARAGIRI: Member Baratta?

7 MR. BARATTA: Yes.

8 MS. KOMARAGIRI: Motion passes
9 four to zero.

10 CHAIRPERSON PEHRSON: Next the
11 public hearing for the Rose Senior Living at
12 Providence, JSP13-81. It's a public hearing
13 at the request of Edward Rose and Sons for
14 recommendation City Council for approval of
15 the revised plan, suburban low rise PSLR
16 overlay development, agreement application
17 and revised concept plan and conditional
18 approval of the preliminary site plan.

19 The property is located in
20 on the west side of Beck Road, north of
21 Eleven Mile. The applicant is proposing to
22 add a seven bay garage building to the west
23 of the property which is currently being
24 developed as a 182 unit senior living
25 facility with both congregated care and

1 assisted living accommodations.

2 Sri -- Adrianna.

3 MS. JORDAN: So this property
4 currently zoned R3, one family residential
5 with the planned suburban low-rise overlay
6 which allows the applicant to develop the
7 property to serve as a transitional area
8 between lower intensity detached one family
9 residential and higher intensity office and
10 retail uses.

11 It is surrounded by similar
12 uses with R3 one family residential on the
13 northeast and west sides and RA, residential
14 acreage on the south side across Eleven Mile
15 Road. Approximately 200 feet north of the
16 subject property is the campus of Providence
17 Park Hospital, where the zoning changes to
18 office service commercial.

19 The future land use map
20 indicates suburban low-rise for the sub
21 property and the surrounding properties to
22 the east and west, office commercial to the
23 north, and an educational facility to the
24 south across Eleven Mile Road. The subject
25 property is currently under construction and

1 measures 20.71 acres.

2 As previously mentioned,
3 there will be a 182 unit senior living
4 facility with both congregate care units as
5 and assisted living units as well as
6 independent living units. Recreational
7 features for the residents are proposed along
8 with associated site infrastructure and
9 landscaping.

10 An easement is being offered
11 for an anticipated public trail connection
12 from Beck Road through the site.

13 The applicant is now
14 returning to the Planning Commission with a
15 revised concept and preliminary site plan to
16 convert a portion of a parking bay to a seven
17 car garage. In this review, only the
18 proposed seven bay garage was reviewed for
19 conformance with the zoning ordinance. Due
20 to the constraints of the site and the design
21 of the garage with mobility needs of older
22 adults in mind, the applicant is requesting
23 one deviation from the zoning ordinance.

24 The proposed seven bay
25 garage is located 22 feet and two inches from

1 the property line. The minimum required
2 setback is 30 feet. The maneuvering aisle is
3 currently 26 feet wide with an additional
4 four foot wide area to transition between the
5 garage and aisle. The zoning ordinance
6 requires a 24-foot wide maneuvering aisle,
7 however, the applicant states that the
8 26-foot wide drive aisle is necessary for
9 fire truck access and the additional four
10 foot wide concrete strip is required in order
11 to transition the cross slope of the drive
12 aisle to the flat garage entrance.

13 Planning supports approval
14 of a revised plan suburban low-rise overlay
15 development agreement application and revised
16 concept plan and preliminary site plan and
17 supports the deviation from the minimum
18 required setback of 30 feet from the property
19 line. This deviation can be granted by the
20 City Council, per section 3.21.1D.

21 The proposed project meets
22 the general requirements of Chapter 11, the
23 storm water management ordinance and the
24 engineering design manual.

25 Engineering supports

1 approval of a revised plan suburban low-rise
2 overlay development agreement application and
3 revised concept plan and preliminary site
4 plan.

5 Our engineer, Jeremy Miller,
6 is here if you have any questions.

7 The proposed project meets
8 the general requirements of Chapter 37,
9 woodland protection, zoning article 5.5
10 landscaping standards, the landscape design
11 manual and any other applicable provisions of
12 the zoning ordinance. Landscaping supports
13 approval of a revised plan suburban low-rise
14 overlay development agreement application and
15 revised concept plan and preliminary site
16 plan.

17 Our landscape architect,
18 Rick Meader, is here if you have any
19 questions.

20 The PSLR ordinance promotes
21 a single family residential character. The
22 proposed design exhibits that character and
23 otherwise is in compliance with all
24 requirements of Section 3.21.2C.
25 Additionally, the applicant has revised the

1 design to provide brick extending to the
2 freeze line on the front facade and the
3 materials will match those used on the
4 primary building.

5 With this revision, the
6 design is in full compliance with the facade
7 ordinance. The city's facade consultants
8 supports approval of a revised plan suburban
9 low-rise overlay development agreement
10 application and revised concept plan and
11 preliminary site plan.

12 The proposed project meets
13 fire department standards. Fire supports
14 approval of a revised plan suburban low-rise
15 overlay development agreement application and
16 revised concept plan and preliminary site
17 plan.

18 Edward Rose and Sons
19 representative Lindon Ivezaj is here tonight
20 and would like to talk briefly about the
21 project.

22 As always, staff will be
23 glad to answer any questions that you have
24 for us. Thank you.

25 CHAIRPERSON PEHRSON: Did you say

1 the applicant was not here?

2 MS. JORDAN: I think he walked in
3 while I was talking.

4 MR. IVEZAJ: Good evening. I
5 think Ms. Jordan did a great job explaining
6 the project. It's the best location on the
7 site, screens are from both road frontages.
8 That's pretty cut and dry. We did our best
9 to cooperate the facade ordinance. I'm here
10 for any additional questions.

11 CHAIRPERSON PEHRSON: Any
12 correspondence?

13 MR. LYNCH: No correspondence.

14 CHAIRPERSON PEHRSON: Anyone in
15 the audience wishes to address the Planning
16 Commission on this particular matter?

17 Seeing none, we will close
18 the public comment portion of this and turn
19 it over to the Planning Commission. Who
20 would like to start?

21 MR. LYNCH: If there are no
22 comments, I'd like to make a motion for
23 approval.

24 In the matter of Rose Senior
25 Living at Providence JSP13-81, motion to

1 recommend approval of the revised concept
2 plan and to conditionally approve the
3 preliminary site plan pending City Council's
4 action to approve the revised concept plan
5 and revised PSLR overlay agreement based on
6 the following findings, City Council
7 deviations and conditions, listed in items A
8 through F in the motion sheet.

9 This motion is being made
10 because the plan is otherwise in compliance
11 with the approved PSLR overlay agreement and
12 PSLR overlay concept plan, sections 3.1.27,
13 sections 4.19, Section 4.20, Section 4.70,
14 Section 4.73, Article 5.0, Article 6.0 and
15 all other applicable provisions of the
16 ordinance.

17 MR. BARATTA: Second.

18 CHAIRPERSON PEHRSON: Motion by
19 Member Lynch, second by Member Baratta. Any
20 other comments? Sri, or someone call the
21 roll.

22 MS. KOMARAGIRI: Chair Pehrson?

23 CHAIRPERSON PEHRSON: Yes.

24 MS. KOMARAGIRI: Member
25 Zuchlewski?

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MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

THE WITNESS: Member Giacometti?

MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Motion passes
five to zero.

CHAIRPERSON PEHRSON: All set.
Thank you. For the record, can you show
Member Giacometti showing up at 7:05. Thank
you, sir, for battling traffic.

MR. GIACOPETTI: My pleasure.

CHAIRPERSON PEHRSON: Next on the
agenda is matter for consideration, draft
update for Master Plan for land use. It's
consideration for the Planning Commission for
recommendation to City Council to approve and
the release of the 2016 Master Plan for land
use update to all neighboring committees and
interested parties for a 63 day review period
as required by state law and in conjunction
with the thoroughfare Master Plan TMP.

Sri, good evening.

1 MS. KOMARAGIRI: Good evening.

2 As you're aware, we have
3 been working on the Master Plan update with
4 Clearzoning our consultants under the
5 guidance of Master Plan and Zoning Committee
6 since August of last year.

7 After thorough research and
8 discussions, we are now presenting the final
9 draft for your consideration. Our
10 consultants presented drafts at various
11 phases at previous meetings. There are minor
12 modifications made to content to provide
13 additional clarification throughout the
14 draft. Some significant updates are made to
15 the land use map, residential density map and
16 the implementation strategies from the last
17 time you saw it. That will be discussed in
18 later slides.

19 The following presentation
20 will focus on the key items of the research
21 and findings to refresh your memory, and
22 mostly to tend to first time listeners, if
23 any.

24 The Master Plan is intended
25 to illustrate the vision for future and guide

1 the community to create development policies
2 and make land use decisions. The facts,
3 findings and recommendations are documented
4 in nine chapters within the document.

5 The city has seen dramatic
6 population growth since its incorporation in
7 1969, when the population was just over
8 9,500. The current estimated population is
9 at 60,000.

10 Existing conditions chapter
11 includes findings on existing, changing and
12 future patterns of education, income,
13 housing, employment and land use. Suburban
14 communities around the country are currently
15 facing a shift in the age of the population.
16 The housing stock and transportation to that
17 exists now is not well-suited for the aging
18 adults. The statistics provided in this
19 slide also indicate that Novi will be
20 impacted by the aging population as well.

21 This chapter provides an
22 overview of the extensive study of natural
23 features prepared by the city in 2000. The
24 study recorded the city's natural resources,
25 including soils, topography, water features,

1 flood prone areas, woodlands, wetlands and
2 the other wildlife habitats. The current
3 master plan draft looks at the developed and
4 undeveloped lands individually but also
5 envisions a comprehensive, integrated
6 approach to preservation, conservation and
7 development.

8 The market assessment
9 developed for the City of Novi is based on
10 information gathered through research,
11 interviews and surveys. It finds that the
12 addition of entertainment uses will offer a
13 significant opportunity to capture the
14 spending of Novi residents within the
15 community. There is also room for an
16 increase in retail uses, provided that there
17 is an increase in housing to support retail
18 spending. The assessment suggests four
19 potential objectives that could be
20 accomplished through the pursuit of the
21 economic opportunities for Novi.

22 All meetings of the Planning
23 Commission and Master Planning and Zoning
24 Committee are open to the public and several
25 meetings include discussions with residents

1 and property owners.

2 In addition, an open house
3 was held in October of 2015. Residents and
4 property owners in attendance were fairly
5 consistent with stating the need for making
6 the city more vibrant to attract young
7 professionals and keep empty nesters.
8 Walkability is important as is creating an
9 authentic identity for the city.

10 The updated goals and
11 objectives are based on the previous Master
12 Plan in conjunction with the public input and
13 the current demographic and economic data to
14 refine goals and objectives for the current
15 plan.

16 This resulted in five main
17 goals of the 2016 Master Plan, quality and
18 variety of housing, community identity,
19 environment and stewardship, infrastructures
20 and economic development.

21 The future land use map has
22 been updated with four changes as shown in
23 the map, due to the development of Berkshire
24 Pointe subdivision, Community Commercial is
25 changed at Twelve Mile and Beck and

1 intersection is changed to single family
2 residential.

3 Due to the studies and
4 findings from Grand River corridor study,
5 future land use for some of the properties
6 along Grand River Avenue between Beck and
7 Taft Road are changed to a new land category
8 called city west.

9 Thirteen Mile and old Novi
10 Road change is made from single family
11 residential to pavilion shore village, which
12 is also a new land use category.

13 MSU Tollgate farm property
14 at the intersection of Twelve Mile and
15 Meadowbrook is now educational facility
16 previously used to be single family
17 residential.

18 With this draft, all
19 previously approved plan rezoning overlay
20 projects are added, along with the future
21 collector and non-collector roads.

22 The residential density map
23 in this slide depicts areas of residential
24 density changed from 2016 Master Plan update.

25 These areas identify

1 opportunities for diversity of housing stock
2 and address affordability. The city will
3 continue to insure new housing can
4 accommodate for different household size and
5 types of all income levels. It should be
6 noted that the map includes a disclaimer that
7 the actual maximum number of dwelling units
8 permitted per acre may be less due to the
9 site conditions and City of Novi Code of
10 Ordinance requirements and the specific
11 recommendations of the Master Plan for mixed
12 used areas.

13 The Grand River corridor
14 identifies six unique activity centers
15 primarily based on general land use and
16 development forms to develop a cohesive
17 corridor with an identity that is unique to
18 Grand River Avenue. A district plan is
19 prepared to create an identity for the
20 corridor as it runs through the city, but is
21 based on the existing activity centers.

22 Goals for the corridor are
23 presented along with the concepts for
24 redevelopment. The concepts provide an
25 opportunity to create a true sense of

1 identity through streetscape enhancements and
2 other place making tools. The suggestions
3 provided in this chapter are very
4 encouraging.

5 As part of implementing
6 goals of the Master Plan, three specific
7 redevelopments slides have been identified by
8 the city that are currently vacant or under
9 utilized, given their location, unique
10 features and size. They are identified as
11 the pavilion shore village, city west and
12 Anglin property.

13 Redevelopment of these sites
14 offer the opportunity to increase housing and
15 still let business growth in concentrated
16 areas of the city allowing the rest of the
17 city to retain its existing suburban
18 character.

19 This includes action
20 strategies that advanced the goals and
21 objectives of the Master Plan. With that
22 draft, completed and irrelevant strategies
23 have been removed, goals that described
24 community's vision for the future, objectives
25 described how the community can achieve the

1 goal. Specific recommendations that may
2 require zoning, policy, transportation and
3 other items are included as action items to
4 help achieve the objectives.

5 The Planning Commission is
6 asked tonight to recommend that the City
7 Council approve the release of the 2016
8 Master Plan for land use update to all the
9 neighboring communities and interested
10 parties for a 63 day review period as
11 required by the state law and in conjunction
12 with the thoroughfare Master Plan.

13 During the review period,
14 the public comments will be collected by
15 staff. After the 63 day review period, a
16 public hearing will be scheduled by the
17 Planning Commission to hear verbal comments,
18 review the comments collected by the staff.
19 Adoption of the plan will not take place
20 until after the review period and public
21 hearing. Thank you.

22 CHAIRPERSON PEHRSON: Thank you,
23 Sri. With that, I'll turn it over to the
24 Planning Commission for their consideration.

25 Who would like to start?

1 Member Baratta.

2 MR. BARATTA: Thank you, sir.

3 Well, I have concern with a couple of the
4 areas in the proposed Master Plan.

5 The first would be pavilion
6 shore. And just driving that area, and
7 looking at the area, I know we are allowing
8 in this proposed Master Plan to allow retail.
9 And I just don't think retail works there. I
10 think the traffic has a very low density. I
11 think it's going to fail. It's primarily a
12 residential area, near the lake, and I think
13 it would be a mistake to put in a retail
14 component there.

15 The second part of it is the
16 Grand River corridor where we're proposing to
17 go from office research development to again
18 a retail overlay industrial, et cetera, but
19 allowing retail.

20 The reason why I'm so
21 negative on retail in those particular areas
22 is what's happening in the retail industry
23 right now, is a consolidation and
24 concentration. Internet based retail is
25 here, they're growing, and the brick and

1 mortar retailers are scaling back. They're
2 consolidating, they're concentrating. We
3 have a gem in this entire northwest quadrant
4 over at the mall. And the mall is just a
5 significant attraction of retail of different
6 types.

7 If you look at the Nordstrom
8 and the Lord and Taylor, you don't have a
9 Nordstrom and Lord and Taylor from Lansing,
10 south, to Monroe, Michigan. And what you
11 find is that this jewel attracts in those
12 areas. When you look at metro Detroit, you
13 have got our mall, which is in the top two,
14 you have the mall to the east in Troy,
15 Somerset, and you have the Sterling Heights
16 mall. If you look at the Sterling Heights
17 mall, they're not doing well. Because they
18 allowed that shopping center with the
19 Nordstrom to be constructed down the block to
20 the east of them, and just did not allow for
21 that concentration.

22 So what we are doing here is
23 we are taking -- we are allowing our retail
24 to spread. As a result, diminishing that
25 concentration and the power of that retail.

1 It's going to be a problem for us.

2 The second thing we are
3 doing, is when you look at these research
4 industrial type of uses, what do they look
5 for. They look for basically highway
6 visibilty for easy access of the truck and
7 other vehicles, and in this corridor between
8 Beck and Grand River or Wixom and Beck, you
9 have two interchanges, you have got great
10 visibilty to the highway, and when you look
11 at -- these are prime corridors for business.
12 Not necessarily retail, but business. And
13 then when you look around this, we are not an
14 island in Novi, we're part of the community,
15 you got Wixom to the east, and you've got the
16 (unintelligible) to the north. And these
17 communities are starting to develop. It's
18 not like what you have in Washington DC and I
19 think that's one of the examples, it was the
20 federal project, which is up in -- I don't
21 remember if it was Bakersberg (ph) or one of
22 those, where you have nothing but just dense,
23 dense population and growth and business,
24 et cetera. We don't have that here.

25 And I think we are going to

1 be changing something that we can really
2 attract business and research and development
3 and areas such as that to make this a very
4 strong community, as opposed to diminishing
5 it with retail and other uses. And those are
6 my two points.

7 CHAIRPERSON PEHRSON: Thank you,
8 sir. Anyone else? Member Giacopetti.

9 MR. GIACOPETTI: I mean, just a
10 question on process really. After the 63 day
11 review period, we will collect the comments
12 and have a chance to -- based on that
13 feedback?

14 CHAIRPERSON PEHRSON: Barb?

15 MR. GIACOPETTI: That's generally
16 the process, Barb?

17 MS. MCBETH: Yes, that's
18 generally the process. The release to the
19 county and the surrounding communities and
20 the utility companies and other agencies for
21 review and comments. The county does a
22 careful review of the Master Plan, in
23 comparison to the surrounding communities to
24 make sure there wouldn't be any conflict with
25 that. Then it comes back to the city for a

1 public hearing and adoption.

2 MR. GIACOPETTI: Thanks, Barb. I
3 would say I agree with Member Baratta. In
4 some regards, I do think the Walled Lake
5 district -- or I'm sorry, pavilion shore
6 district screams for not necessarily retail
7 but restaurant and -- bar and restaurant
8 concepts.

9 I mean, I think it would be
10 a very desirable location for those types of
11 businesses, but not necessarily The Gap.
12 And, you know, the question I have is, I
13 don't mind the retail component of the Grand
14 River corridor, however, I guess my tradeoff
15 would be is there a way to rezone existing
16 retail areas into a residential or some other
17 use to make that -- to make that possible.

18 Because it seems to be a
19 clamoring amongst developers for retail space
20 right now that they're running out of room --
21 not retail, I'm sorry, for residential, they
22 are running out of room and, you know, we're
23 approaching redevelopment, where should that
24 be. You know, are we really addressing it,
25 the plan. So those are my preliminary

1 comments and feedback and I don't want to
2 belabor that.

3 CHAIRPERSON PEHRSON: Thank you.
4 Member Lynch.

5 MR. LYNCH: You know, I share the
6 comments I have heard already made, the
7 comments of Member Baratta. I do agree with
8 the logic about the Grand River corridor and
9 I don't -- with the brick and mortar with the
10 Novi Town Center being a destination point in
11 Novi, we really don't want to shoot ourselves
12 in the foot by doing something that's going
13 to harm that area.

14 I don't have a problem with
15 moving forward with this thing, but I think
16 City Council needs to take a look at it, and
17 think about the points that Member Baratta
18 made because this could be a long term issue
19 for the city if we do it wrong. My only
20 comments.

21 MR. ZUCHLEWSKI: I just tag right
22 onto Member Baratta's comments. I think once
23 we start diluting existing businesses, rents
24 are only going up and giving people options
25 to go elsewhere. I think we could end up

1 with a Northland here if we are not careful
2 and it can happen pretty quick, so I just
3 want to tag onto that.

4 CHAIRPERSON PEHRSON: Anyone with
5 a motion?

6 MR. LYNCH: With that I'd like to
7 make a recommendation that the Planning
8 Commission recommends to City Council the
9 release of the draft. Is that how the motion
10 has to be, we recommend the release of the
11 draft to City Council.

12 MR. ZUCHLEWSKI: Second.

13 CHAIRPERSON PEHRSON: We have a
14 motion by Member Lynch, second by Member
15 Zuchlewski, any other comments?

16 Sri?

17 MS. KOMARAGIRI: Member Baratta?

18 MR. BARATTA: No.

19 MS. KOMARAGIRI: Member
20 Giacopetti?

21 MR. GIACOPETTI: Yes.

22 MS. KOMARAGIRI: Member Lynch?

23 MR. LYNCH: Yes.

24 MS. KOMARAGIRI: Chair Pehrson?

25 CHAIRPERSON PEHRSON: Yes.

1 MS. KOMARAGIRI: Member
2 Zuchlewski?

3 MR. ZUCHLEWSKI: Yes.

4 MS. KOMARAGIRI: Motion passes
5 four to one.

6 CHAIRPERSON PEHRSON: Thank you.
7 Next on the agenda is the draft, final report
8 for the Thoroughfare Master Plan. It's the
9 consideration of the Planning Commission for
10 recommendation to City Council to approve the
11 release of the 2016 Thoroughfare Master Plan
12 to all of the neighboring communities and
13 interested parties for a 63 day review period
14 in conjunction in the 2016 Master Plan for
15 land use.

16 MS. MELLEEM: Good evening. So
17 tonight we present the draft final report of
18 the Thoroughfare Master Plan.

19 The study began in October
20 2015. We have the plan here -- the plan to
21 present to you today.

22 Mr. Corradino is here from
23 the Corradino Group and he will give a brief
24 overview of the report.

25 And then the Planning

1 Commission again is asked to recommend to
2 City Council to release the document in
3 conjunction with the Master Plan for land
4 use. We are going to take those together,
5 leave those with the neighboring communities
6 and have the 63 day review public hearing
7 after that. Thank you.

8 MR. CORRADINO: Good evening. I
9 am Joe Corradino as I first mentioned.

10 CHAIRPERSON PEHRSON: Can you get
11 closer to the podium in case there is
12 somebody on TV watching, that one can hear
13 you.

14 MR. CORRADINO: I want to thank
15 you for letting me be here again. This is
16 the point at which we have a draft of a plan
17 for you and the community to review.

18 Our approach is multi-modo,
19 we looked at sidewalks, pathways, we looked
20 at roads, corridors, we looked at
21 intersections. And we also looked at mass
22 transit.

23 We effectively, and I'm
24 going to do a shorthand version of this, I
25 have been here and done this with you before.

1 What we did was so far, three public
2 meetings. I'm going to have another one
3 tomorrow here.

4 The first two public
5 meetings, and we asked the community to pay
6 attention to a thing called community
7 remarks, which is on your website. We had 68
8 specific comments. We have about 2,000 hits,
9 people going to the site, and we then asked
10 people at the public meetings to also take a
11 touch pad and rank or rate, if you will,
12 things that were important.

13 The report will show you
14 that community remarks as well as the touch
15 pad ranked similar things at the highest
16 levels. I should say that road improvements
17 was not at the highest level. Nonetheless,
18 we addressed all of those and tried to come
19 up with a logical plan.

20 We met three times with the
21 Planning Commission, and at some point in the
22 process we'll meet with City Council as the
23 review continues.

24 I screwed this slide up, but
25 nonetheless, this is what the plan calls for.

1 First of all, we suggest,
2 recommend, that Beck Road be widened, it will
3 either be a boulevard or it will be a five
4 lane facility, depending on what we can
5 squeeze in.

6 When we talk about squeezing
7 it in, we are talking about a three and a
8 half mile section effectively touching about
9 65 parcels, and the typical acquisition is
10 about 25 feet. So we're not in anybody's
11 house, and we're basically up upon the edge
12 of the road to try to widen it to a five foot
13 lane.

14 We wind up with a cost in
15 today's dollars, we did not inflate the cost
16 for a future year. But our cost is 21 and a
17 half million dollars. That compares to an
18 estimate of about ten or more years ago that
19 was more like half of that.

20 The Ten Mile Road proposal
21 is almost \$20 million. We spread those two
22 projects over ten fiscal years so that there
23 was a practical way of addressing them.

24 There is new money available
25 particularly from the state and the feds,

1 state's money doesn't flow unless until next
2 year, but nonetheless, if you read and seen
3 275, et cetera, you know, gone very well, a
4 lot of money that is new, goes to old, which
5 means fixing a lot of broken infrastructure.

6 And so capacity improvements
7 are not at the top of the list, and that's
8 what we are calling for, but like most things
9 in life, the squeaky wheel gets the motion
10 grease and to the extent that you have these
11 very, very new current plans, and you can
12 work with your legislative folks at the state
13 and federal level, our opinion is it's an
14 achievable plan.

15 We have 13 new intersections
16 that we try to define everything from
17 painting new crosswalks to new signals to
18 retiming signals, to reconstructing turn
19 lanes.

20 The sum of those parts is
21 about \$6 million spread over four fiscal
22 years. The ability to do that, let me show
23 you in just a second, as is compared to your
24 current budget, we got two dozen segments
25 that are pathways for \$4 million.

1 That's over six fiscal
2 years, consistent with your pathway program,
3 and your regular expenditures, the pace of
4 your regular expenditures. So when you add
5 that up, you're talking in the neighborhood
6 for roads and intersections about \$56 million
7 and about \$4 million, that's spread over many
8 years now for side paths, sidewalks and
9 pathways.

10 The public transit portion,
11 older adult services, absorbs about \$160,000
12 a year from public and private sources.

13 We propose a mall
14 circulator, Town Center, et cetera, and we
15 costed it, and we suggested that it be a
16 demonstration project, see if it works, work
17 with the merchants, advertise it, and
18 effectively spend, we recommended \$45,000.
19 You don't need any new equipment, you can use
20 the older adult vehicles to do this test
21 monitoring of it, if it works, then the
22 system can be extended, either in time of day
23 or route.

24 Regional transit, we tested
25 an extension of a number of routes, and those

1 routes coincide roughly with what we see in
2 the Master Plan put out by the regional
3 transit authority. And we costed those for
4 full blown service, then we backed off of
5 that and looked at more limited service in
6 the a.m. and p.m. cross town, cross county
7 routes, et cetera.

8 That service was about
9 \$2 million. The referendum in November is
10 all in or none in. You can't opt. You opted
11 out as a community two years ago I believe it
12 was in 2014, when the tax, the millage, I
13 think went from about five and a half to one
14 mill.

15 An additional 1.2 mills is
16 being asked for. On individual city or
17 county, village can opt out.

18 And so it's an all in or no
19 in, none in, because the regional vote across
20 all the counties and the southeast Michigan
21 area, that regional vote, if it's 51 percent,
22 so to speak, then you're in. There is a
23 provision in the plan that says no county can
24 get back in service less than what it costs,
25 85 percent of what it costs in your taxes.

1 So there is a floor, if you will, by county.
2 There is no understanding on my part whether
3 that goes to an individual area, an
4 individual city, it does apply at this point
5 to the county.

6 If you have a 1.2 mill
7 property tax it's probably going to cost
8 somewhere between 3 and 3 and a half million
9 dollars per year in extra taxes, but with
10 that would come regional service. You should
11 read the Master Plan. I'm sure you will
12 before you vote, but it is -- it's
13 aggressive, and it talks to making things
14 much more 21st century for a community of
15 this size, not Novi, but the region.

16 So we believe that, as in
17 the past, it will be a decision for the
18 voters, but this time the voters are not in a
19 position, if you will, to say we don't want
20 to pay the tax in Novi. It's all in or not.

21 So we talked about 46, I
22 think it was, million dollars for roads and
23 another \$5 million, I'm sorry, at the
24 intersections -- so about 46 million and
25 right now you contribute a little over

1 \$11 million to capital improvements for your
2 infrastructure, road infrastructure, you
3 contribute another 3 million for maintenance.

4 The sidewalks, if you will,
5 effectively, your program is straight over a
6 number of years, but it's fairly aggressive,
7 one of the best I've ever seen for
8 \$11 million. And right now the older adult
9 service, we have not made any adjustments to
10 it. We did look at some adjustment in the
11 infrastructure, couldn't justify it, so it's
12 \$160,000 a year and we make no proposals to
13 change that.

14 So that's what we've done.
15 It's in a detailed report, and I'm sure you
16 have -- if you have questions I would be more
17 than happy to answer. And you can get in
18 touch with me, obviously, by email to our
19 client and we will respond as quickly as we
20 can.

21 If you need a further
22 meeting face-to-face or otherwise, just let
23 me know. Thank you.

24 CHAIRPERSON PEHRSON: Thank you,
25 sir. I appreciate that. Turn it over to the

1 Planning Commission for their thoughts and
2 consideration.

3 Who would like to start?
4 Member Baratta.

5 MR. BARATTA: Thank you, Mr.
6 Corradino. I do have a couple of questions.

7 In reading the plan, we have
8 two pages that I had some concerns about.
9 Well, actually three. One, does the -- when
10 you talk about the expansions of the roadway,
11 I certainly think both areas that you have
12 described are needed to be expanded, you
13 include in your budget a taper so the
14 neighborhoods can actually get onto those
15 streets?

16 MR. CORRADINO: Yes, if you look
17 at the plan, it's in the back of the report.

18 MR. BARATTA: It's right there.

19 MR. CORRADINO: And again, you're
20 going to focus in on you in these drawings
21 because you will have a lot of public input
22 and eventually you'll get to a design that
23 you like.

24 One of the things that we
25 also suggest because of the neighbor's

1 concerns, is that you look hard and fast at
2 noise walls, noise attenuation walls, and a
3 that's a sign in and of itself, but there are
4 a number of clusters. We count about four
5 dozen homes that are affected by noise and we
6 suggested that not only tapers for entrances,
7 and safe entrances and exits, et cetera, but
8 also look at the noise issues.

9 MR. BARATTA: I find that kind of
10 an interesting comment regarding building
11 noise walls for some of these homeowners that
12 would -- I would suspect would be a very big
13 negative to the homeowners?

14 MR. CORRADINO: Well, two things.
15 There is a lot of quote, noise today. And
16 you will hear people complaining about that,
17 when this gets more public.

18 Secondly the wall doesn't
19 have to be ugly. Thirdly, if I could
20 attenuate the noise and protect -- if it's
21 high enough to be intrusive and protect my
22 property value, we're sure it's a tradeoff.

23 Now, you're looking at a
24 slope, so that the wall again, doesn't have
25 to be 50-foot high, but we suspect that noise

1 walls need to be examined. You have to
2 justify them like going through an eye of --
3 you just can't put up a noise wall, at least
4 if you're going to use federal money.

5 So you have got to prove
6 that it's cost efficient based on the number
7 of homes protected and it does the job
8 obviously.

9 So it's a long drawn-out
10 process, but again, if the neighbors don't
11 want it, and I have the sense that they would
12 appreciate it, but that's from a long
13 distance away, but it's still the suggestion
14 that designers have taken into consideration
15 when they do their work.

16 MR. BARATTA: The other point was
17 when you mentioned the program on the mall
18 circulator. Describe that in a little more
19 detail. What are you proposing there?

20 MR. CORRADINO: When we started,
21 there were suggestions. And one suggestion
22 was regional transit. We looked at it.
23 Costed it, pretty expensive, but it came from
24 community remarks, the input.

25 And we were -- offered the

1 idea of a tram, a people mover between the
2 malls. And we looked at that and it was not
3 unlike the regional rounds, it's not cheap.
4 So we thought if there was a viable idea,
5 particularly if you got the regional service,
6 and people were being delivered to the mall
7 area, which is a target of the RTA's plan,
8 then once they got there, they ain't got a
9 car. Even if they drove there, you don't
10 want to be running back and forth between
11 centers, then the circulator would connect
12 those malls and, you know, at a reasonable
13 price. If you can get in there and the
14 merchant doesn't block you out.

15 CHAIRPERSON PEHRSON: So you are
16 looking for a bus type of scenario?

17 MR. CORRADINO: There is a
18 picture in the report, but it's a lift
19 equipped, handicap equipped van. That's what
20 it is. Small vehicle. You know, not a 40
21 footer, it's a small van.

22 MR. BARATTA: Your comment about
23 the regional transport. So you're -- explain
24 what -- you talked about, if I understood
25 correctly, that there is a regional program

1 where 51 percent of the community said they
2 want to be part of it in the county, that
3 they have a plan. Is that accurate? Do I
4 understand that correctly?

5 MR. CORRADINO: There was a law
6 passed, I think it was 2010, and I have been
7 around doing regional transit since 1976,
8 so -- and it couldn't get anywhere, any time.

9 And then things started to
10 budge with the Quicken Loans trolley up
11 Woodward, and people started talking about,
12 well, we got to do more. So they formed a
13 regional transit authority, and in the laws
14 that they created, they decided that unlike
15 in the past, and you as a community say no, I
16 don't want, and, you know, get service from
17 Smart, you can't do that. So your county,
18 Wayne County, Monroe County, Washtenaw, all
19 those, the sum of all the parts, if it gets
20 to be more than 50 percent one way or the
21 other, you're all tagged the same. Nothing
22 additional or 1.2 mills additional.

23 MR. BARATTA: Thank you very much
24 for your information. Thank you.

25 CHAIRPERSON PEHRSON: Anybody

1 else?

2 (No audible responses.)

3 Mr. Corradino, in the
4 document, you had just about every
5 intersection, as I read through it, had --
6 you did a crash study or a study relative to
7 the number of crashes in the intersections,
8 percentage basis. It seemed like every time
9 I got to the next intersection and the next
10 intersection and the next intersection, the
11 predominant methodology of a crash was a
12 rear-end collision, from a greater than
13 50 percent for just about each intersection.

14 What signalization,
15 modernization efforts helps that? Because
16 here is my --

17 MR. CORRADINO: Take somebody's
18 cell out of this hand --

19 CHAIRPERSON PEHRSON: Because my
20 skepticism is, we are going to spend a lot of
21 money retaping, retiming, re, re, re and I
22 still have a 17 year-old driver looking at
23 his cellphone, and I don't see the
24 percentages, I don't see the technology
25 that -- and the modernization helping that

1 particular modality of the problem.

2 MR. CORRADINO: The problem
3 you've got, like most communities with these
4 characteristics of crashes, is congestion.
5 And so tooling up to the light, and I think
6 the guy in front of him, the lady of front
7 him slowed, and do this, she is -- now, there
8 is a section of the report that talks about
9 the future, and I had a brief conversation
10 with Kirsten about autonomous vehicles, you
11 know, Google's new facility up here off of
12 Beck Road, that they're going to do research
13 and development on connecting autonomous
14 vehicles.

15 It depends on who you talk
16 to, but that seems to me now I'm getting
17 educated to be more on the near term horizon
18 than not.

19 That isn't going to help
20 these intersections, because you're not going
21 to have connected vehicles for a while on
22 arterials. You're going to have connected
23 vehicles on freeways and that will make a
24 major difference, accidents laying with all
25 kind of things. But at the end of the day,

1 sorry, to use that phrase, end of the day,
2 the end result is that distracted drivers are
3 greater now than ever. It's hard to find
4 somebody in the morning not on their phone,
5 they're allowed to do that under first
6 amendment. But people are texting and
7 texting is not helping whatsoever. So how do
8 you solve that, hit your kid.

9 CHAIRPERSON PEHRSON: Okay, thank
10 you, sir. I appreciate it. Anyone make a
11 motion? Member Lynch.

12 MR. LYNCH: I'm going to make a
13 motion to -- a recommendation to send this to
14 City Council. So that's the motion.

15 CHAIRPERSON PEHRSON: Well done.
16 I don't know how you came up with that.

17 MR. BARATTA: Very articulate. I
18 will second.

19 CHAIRPERSON PEHRSON: We have a
20 motion by Member Lynch, second by Member
21 Baratta. Any other comments?

22 (No audible responses.)

23 CHAIRPERSON PEHRSON: Sri?

24 MS. KOMARAGIRI: Member
25 Zuchlewski?

1 MR. ZUCHLEWSKI: Yes.
2 MS. KOMARAGIRI: Member Baratta?
3 MR. BARATTA: Yes.
4 MS. KOMARAGIRI: Member
5 Giacometti?
6 MR. GIACOPETTI: Yes.
7 MS. KOMARAGIRI: Member Lynch?
8 MR. LYNCH: Yes.
9 MS. KOMARAGIRI: Chair Pehrson?
10 CHAIRPERSON PEHRSON: Yes.
11 MS. KOMARAGIRI: Motion passes
12 five to zero.
13 CHAIRPERSON PEHRSON: Next on the
14 agenda is the approval of the May 25, 2016
15 Planning Commission minutes. Changes,
16 modifications?
17 MR. LYNCH: Motion to approve.
18 MR. BARATTA: Second.
19 CHAIRPERSON PEHRSON: Motion by
20 Member Lynch, second by Member Baratta.
21 Sri, can you call the roll.
22 MS. KOMARAGIRI: Member
23 Giacometti?
24 MR. GIACOPETTI: Yes.
25 MS. KOMARAGIRI: Member Lynch?

1 MR. LYNCH: Yes.

2 MS. KOMARAGIRI: Chair Pehrson?

3 CHAIRPERSON PEHRSON: Yes.

4 MS. KOMARAGIRI: Member

5 Zuchlewski?

6 MR. ZUCHLEWSKI: Yes.

7 MS. KOMARAGIRI: Member Baratta?

8 MR. BARATTA: Yes.

9 MS. KOMARAGIRI: Motion passes
10 five to zero.

11 CHAIRPERSON PEHRSON: Next,
12 matters for discussion? Anything?
13 Supplemental issues?

14 MS. MCBETH: Mr. Chair, I should
15 just remind everyone we do have a
16 presentation by Mr. Corradino tomorrow
17 evening at 7:00, same place, but more detail
18 and maybe additional members of public.

19 CHAIRPERSON PEHRSON: Thank you.

20 Next we come to our last
21 audience participation?

22 (No audible responses.)

23 CHAIRPERSON PEHRSON: Waving at
24 the only member of the audience that probably
25 doesn't want to come say anything to us.

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Close the audience participation. Motion to
adjourn?

MR. LYNCH: Motion to adjourn.

MR. BARATTA: Second.

CHAIRPERSON PEHRSON: All those
in favor?

THE BOARD: Aye.

MR. LYNCH: Anyone opposed?

(Meeting was adjourned at 7:50 p.m.)

** ** *

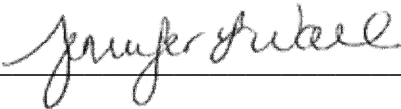
1 STATE OF MICHIGAN)
 2) ss.
 3 COUNTY OF OAKLAND)

4 I, Jennifer L. Wall, Notary Public within and for the
 5 County of Oakland, State of Michigan, do hereby certify that the
 6 proceedings taken were stenographically recorded in the presence
 7 of myself and afterward transcribed by computer under my personal
 8 supervision, and that the said proceedings are a full, true and
 9 correct transcript.

10 I further certify that I am not connected by blood or
 11 marriage with any of the parties.

12 IN WITNESS THEREOF, I have hereunto set my hand at the
 13 City of Walled Lake, County of Oakland, State of Michigan, this
 14 27th day of July 2016.

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Jennifer L. Wall CSR-4183
 Oakland County, Michigan
 My Commission Expires 11/12/15