



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

DECEMBER 13, 2017 7:00 PM

Council Chambers | Novi Civic Center
45175 W. Ten Mile (248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Member Anthony, Member Avdoulos, Member Greco, Chair Pehrson,
Member Zuchlewski

Absent: Member Lynch (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell,
Planner; Rick Meader, Landscape Architect; Darcy Rechten, Staff
Engineer; Thomas Schultz, City Attorney; Sterling Frazier, City Traffic
Consultant

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Zuchlewski and seconded by Member Anthony.

VOICE VOTE TO APPROVE THE DECEMBER 13, 2017 AGENDA MOTION MADE BY MEMBER ZUCHLEWSKI AND SECONDED BY MEMBER ANTHONY.

***Motion to approve the December 13, 2017 Planning Commission Agenda. Motion
carried 5-0.***

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

CORRESPONDENCE

There was no correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

City Planner McBeth introduced the City's new Planner, Lindsay Bell, who started last month.

CONSENT AGENDA - REMOVALS AND APPROVAL

1. **BALLANTYNE JSP 13-43**

Consideration of the request of Singh Development for a one-year extension of the Final Site Plan approval. The subject property is located north of Eight Mile Road and west of Garfield Road, in the RA, Residential Acreage Zoning District. The subject

property is approximately 50.85 acres and the applicant is proposing to build a 41-unit Residential Unit Development (RUD) residential site condominium.

Motion to approve by Member Greco seconded by Member Anthony.

ROLL CALL VOTE TO APPROVE EXTENSION MADE BY MEMBER GRECO AND SECONDED BY MEMBER ANTHONY.

Motion to approve extension. Motion carried 5-0.

PUBLIC HEARINGS

1. HADLEYS TOWING JSP 16-33

Public hearing at the request of The Hadleys Towing for Planning Commission approval of the Preliminary Site Plan, Phasing Plan, Woodland Permit, and Storm water Management Plan. The subject property is approximately 17.76 acres and is located on the south side of Grand River Avenue between Wixom Road and Beck Road (Section 17). Approximately 5.6 acres of the northerly portion of the property was rezoned from I -1 to I -2 with a PRO agreement. The applicant is proposing to develop the property as an outdoor storage yard to store towed vehicles. The applicant is proposing to develop the property in two phases. The first phase includes construction of 156 parking spaces and the future phase would include 115 spaces (total 271 spaces).

Planner Komaragiri stated that the subject property is located Section 17 South of Grand River Avenue and east of Sam's Club on Wixom Road. It is zoned I-1, light industrial with I-2 part of east and I-1 on all other sides. A Zoning Map amendment for 5.6-acres in the northerly portion of the 17.76-acre property from I-1 (Light Industrial) to I-2 (General Industrial) was approved by City Council on March 13, 2017 with a planned rezoning overlay.

The Future Land Use Map identifies this property as Office Research Development and Technology, the property to the south of this parcel as Suburban Low-rise. The property to the west and across Grand River Ave is zoned Community Commercial and to the east is zoned Office Research Development and Technology.

The majority of the site is covered by regulated wetlands and woodlands, most of which the applicant will not be impacting with development planned for the northern portion of the site only.

The applicant is proposing to develop the property in two phases. The first phase includes construction of 156 parking spaces to store towed vehicles and the future phase would include 115 spaces, all in northerly portion. Applicant has been diligently working with staff to identify phase lines and work description within each phase to minimize impacts to existing woodlands. A revised phasing plan was provided in PDF format along with response letter, which addressed staff concerns.

The original site plan submittal proposed a much bigger storm water pond that has greater impacts on the woodlands. Applicant worked with the staff to reduce the size of the pond, reduced the impacts to woodlands and is no longer proposing any impacts to wetlands. A revised storm water management plan that was reviewed and agreed by the staff is included in the response letter.

Traffic noted that some of the driving aisle widths do not meet the required 24 feet

minimum width. The applicant agreed to revise and noted that the number of parking spaces will be reduced due to revision. This address another comment Planning had about discrepancy in parking numbers.

The applicant has submitted for Preliminary and Final site plan approval at the same time. All reviews are recommending approval of both Preliminary and Final site plan. Traffic and Engineering are recommending approval of Preliminary site plan with additional comments to be addressed at the time of revised final site plan submittal. Fire has no additional comments. There are no deviations sought at this time as they were included in the PRO agreement. In the response letter, the applicant has agreed to address all other concerns to conform to the code at the time of revised site plan submittal.

Planner Komaragiri stated that the Planning Commission is asked tonight to hold the public hearing and approve the preliminary site plan, phasing plan, woodland permit and storm water management plan. The applicant Kipp LeMarbe is here with his Engineer Jason Fleiss to answer any questions you may have. Staff will be glad to answer any questions you have for us.

Jason Fleiss from GreenTech Engineering and Bryce LeMarbe from Hadley's Towing, there in place of Kipp LeMarbe, told the Planning Commission they had no comments at the time.

Chair Pehrson asked if there was anyone in the audience that wished to address the Planning Commission regarding this project.

Thomas Budd from Granite Creations, said he and his partner Mark Parent have submitted an objection to this proposed plan because of a number of issues, some selfish because we are worried about how this development will affect our business. We have been in that location and been a solid contributor to the City of Novi and causes that Novi has stood for, and so have submitted a rebuttal. Thomas Budd asked should I read my submittal?

Chair Pehrson stated that it is part of the public record and thus will be summarized and entered into the record.

Thomas Budd said that there is a code for how many days prior to the meeting that we are supposed to be notified of the meeting and we only received the notification on the eighth, and haven't had time to look at the planning for this project, and because we haven't had the fifteen days I think the hearing is invalid.

A tow business involves towing injured vehicles and old vehicles off that are leaking gas, oil, antifreeze, and there is open water a few hundred yards away from where these cars are going to be stowed on this site. I'm certain that this runoff will hit the water development and there is a ton of wildlife in that area.

We have a long term lease agreement with the new landlord, Hadley Towing, and we think that this is going to impact our business, as well, for two reasons. One is that there is going to have be some type of easement that we currently control on our half of the building for any of that towed vehicles and construction to move forward, and we get all of our customers visiting our facility. We install approximately 200-250 jobs a month, that's 250 customers that are somehow going to be impacted if they can't get into our showroom to do business.

The other thing is the safety of our facility. Tow business is a 24 hour business, we have

material outside of our facility stored on a concrete pad that is going to be subject to damage, theft, with people coming and going for a tow business. Those are our concerns.

Chair Pehrson asked if there was anyone else that wished to address the Planning Commission at this time. When no one else responded, he said there were some written correspondence.

Member Greco confirmed there were written correspondence. The first was addressed by Mr. Budd is a letter response from Granite Creations and Mr. Thomas Budd objecting to the Hadley Towing Preliminary Site Plan and Phasing Plan for the reasons as summarized in the letter: deficient notice of hearing, the proposed plan is not in the best interest of the City relating to the wetlands and woodlands, the plan violates a valid contract between Granite Creations and its landlord, and the proposed plan is not in the best interest of Granite Creations. As Mr. Budd indicated he believes that this plan and expansion would impact his business.

Member Greco said we have another response form by Dan Valentine, who supports the Hadley Towing Preliminary Site Plan and indicates that he does not have any reason to oppose the request. That concludes the public correspondence.

Chair Pehrson closed the public hearing for this matter and turned it over to Planning Commission for consideration.

Member Anthony wanted to address a couple issues, reflecting the last time this plan came to us. As far as public notice, I'm glad you've been able to come to this meeting and give us your opinion. The City does use other means of providing notice, they use multiple methods and do not rely on just one. With that, I'm sure they have complied and met the requirement on notice but the most important thing is that you're here.

To address a couple things, when this came to us originally the parking lot was bigger and we were worried about degradation to the natural setting, the trees that were there, how wetlands would be handled, and the stormwater basin. We went through with Hadley's proposal, reshaped the second phase of the parking lot, which in the end also reduced the number of spaces they had for parking in order to maintain that natural setting to the best of our ability to be able to maintain trees and the natural setting there. There are limits to our ability to preserve the natural setting.

The other concern that you mentioned is that from the parking there is debris that will run off, they do and they run off into the stormwater detention pond. What those detention and retention ponds are used for is first flush, a rain event occurs and this debris is picked up and goes into the stormwater and it settles there and that stops it from moving any further within the environment. That's pretty standard and it's not just our City that requires this compliance but it's part of the EPA's stormwater regulations. So there are steps that are taken in order to try to control that.

One thing you mentioned was the fear and concern of the customers being able to have access to your facility. Member Anthony asked Staff Engineer Rechten about the parking lots and throughways having restricted parking so that the access wouldn't be blocked and if that is part of City ordinance enforcement.

Staff Engineer Rechten confirmed and said that part of the review letter addressed the easement agreements and shared access agreements that would be required.

Member Anthony confirmed that the agreement to maintain that access has already been addressed. In the event that there is obstruction to that access, there are other means to take in order to make sure that access stays open.

With security, that is a good point and one thing I know for being a citizen of Novi for over twenty five years is that when an issue is brought to our police department, they will do extra drive-bys in order to help security. I see that as an issue that can be overcome. When I look at what is proposed for us today and try to address the concerns and see what we have or can do, I like this proposal.

Member Zuchlewski stated that the only comment he has is regarding the security. The fact that with the new parking and lighting provided with that additional parking, I think that'll help the issue. It will illuminate it and make it easier for trucks to get in and out of there and drop their loads carefully. I think that lighting will be a big piece of that.

Member Greco stated that in reviewing this proposal and what was discussed before, and taking into account the considerations of Granite Creations, I believe this fits within our code and what we requested and fits within what we can accept and reject, given its compliance with the zoning code.

Motion made by Member Greco and seconded by Member Avdoulos.

ROLL CALL VOTE TO APPROVE THE PRELIMINARY SITE PLAN MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.

In the matter of Hadley Towing JSP 16-33, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. **The applicant should revise the storm water management plan as shown in the attachment provided with the response letter dated December 8, 2017.**
- b. **The applicant should work with staff to further define the phasing lines shown in the phasing plan that was provided with the response letter dated December 8, 2017 in order to reduce the impacts to regulated woodlands.**
- c. **The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters, as well as all of the terms and conditions of the PRO Agreement as approved, with these items being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

ROLL CALL VOTE TO APPROVE THE PHASING PLAN MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.

In the matter of Hadley Towing JSP 16-33, motion to approve the Phasing Plan based on and subject to the following:

- a. **The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

ROLL CALL VOTE TO APPROVE THE WETLAND PERMIT MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.

In the matter of Hadley Towing JSP 16-33, motion to approve the Wetland Permit based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

ROLL CALL VOTE TO APPROVE THE WOODLAND PERMIT MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.

In the matter of Hadley Towing JSP 16-33, motion to approve the Woodland Permit based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

ROLL CALL VOTE TO APPROVE THE STORMWATER MANGAMENT PLAN MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.

In the matter of Hadley Towing JSP 16-33, motion to approve the Stormwater Management Plan, based on and subject to:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.**

This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. BERKSHIRE E-SUPPLY JSP 17-72

Public hearing at the request of Berkshire E-Supply for Preliminary Site Plan, Wetland Permit, Woodland Permit, and Storm water Management plan approval. The subject property is approximately 57.12 acres and is located at the southeast corner of M-5 and Fourteen Mile Road (Section 1). The applicant is proposing a two-story Headquarters office building (11,410 SF) and a single story Fulfillment Center and warehouse with mezzanines (169,640 SF) with associated site improvements such as parking, loading and landscaping.

Planner Komaragiri stated that the subject property is approximately 57.12 acres and is located at the southeast corner of M-5 and W Fourteen Mile Road (Section 1).

It is zoned Office Service Technology and is surrounded by the same zoning on south and north. There is Residential acreage on west across M-5.

Future land use map indicates Office Research Development and Technology for this property and surrounding properties on north and south. The properties to the west are identified as single family residential and Community Office across M-5.

The property has regulated wetlands and woodland. There are 12 wetland areas identified on the property.

The applicant is proposing a two story Headquarters office building and a single story Fulfillment Center and warehouse with mezzanines for Berkshire eSupply. The plan also proposes associated site improvements such as parking, loading and landscaping. The site has frontage on both Fourteen Mile Road and Haggerty Road, but access from 14 Mile Road only. A secondary access is proposed off of 14 Mile Road for emergency purposes only.

Landscape identified multiple deviations that would be required. Staff recommended that the plans should be revised to meet the requirements for a majority of those deviations. In the response letter, applicant agreed to revise the plans and is seeking a waiver for reduction of required street trees, parking lot perimeter and greenbelt requirements along M-5 corridor due to existing easements. Staff supports those deviations and recommends approval.

The plan proposes to impact about 0.65 acres of regulated wetlands which would require mitigation measures. The plan currently provides a wetland mitigation at a ratio of 1.13 to 1. Plans are to be revised to provide at the ratio of 1.5 and 2 to 1 as listed in the review. A significant number of trees are proposed for removal for the proposed site construction. Based on the applicant's cover letter, staff is doubtful that the site contains the necessary space to plant the entire quantity of Woodland Replacement Trees. It is likely that the developer will provide payment to the City of Novi Tree Fund for all credits that cannot be planted on-site. The plan proposes a total of 398 tree removals requiring 599 Woodland Replacement credits.

The minimum percentage of Brick is not provided on all facades and the percentage of Limestone exceeds the maximum amount allowed by the Ordinance on the west, east and north facades. A Section 9 Waiver would be required for these deviations. Fire has no additional comments to be addressed with final site plan submittal.

The proposed development would require a total of 345 spaces, but the plan only proposed 280 spaces. A "Reserve Parking area" was shown, but details for striping, woodland and wetland impacts, and storm water management were not addressed on the plan. Based on a quick review, staff is in general agreement of location of spaces as it appears as a logical extension to regular parking proposed. The proposed landbank parking does not appear to impact any additional wetlands and is likely to impact additional woodlands. A tree survey was not provided for the proposed landbank parking area. Staff requests additional time to review the land bank parking request as it was not reviewed part of the Original submittal. The applicant choose to quantify the wetland and woodland impacts at the time of construction of landbank parking, which is subject to Planning Commission's approval.

The City's Future Land Use Plan proposed an extension of Cabot Drive through the property to connect to Fourteen Mile Road. City of Novi holds an existing water main easement on the subject property that aligns with future Cabot drive extension. The applicant proposed to provide a water main in an alternate location on the site plan. The plans showed water main in the existing water main easement. The response letter stated

that the extension of Cabot drive does not fit with the single user nature of the facility and would not allow for a safe and secure site which is necessary for the applicants operations.

The applicant has shared alternate options for source of water in the past week which deviates from what was shown on the plan. Staff did not get to do a comprehensive review. The current plan does not address the water main extension issue, or the location of the water main easements, which will require resolution between the City's Engineering staff, City Administration, and final proposed location by the applicant, and which may also require approval by the City Council of access to water from an adjacent community, a possible Design and Construction Standard (DCS) variance/waiver, and/or other relief.

The applicant has provided a Traffic study as required. The study recommends a signal at the intersection of the site driveway/Loop Road and 14 Mile Road and an eastbound right turn lane at the W. 14 Mile Road and few other mitigation strategies. The applicant did not get a chance to respond to the Traffic Study review yet.

Planning and Traffic are currently not recommending approval as further clarification is required about land bank parking and mitigation measures suggested in Traffic study. Engineering is not recommending approval for reasons explained earlier. Wetlands and Woodlands are recommending approval, however they did not review the plan as it related to proposed landbank parking, but indicated based on preliminary review that they are in general agreement of the location and do not expect additional impacts to wetlands. All other reviews are recommending approval with additional comments to be addressed at the time of Final site plan submittal.

Planner Komaragiri said that the Planning Commission is asked to hold the scheduled Public Hearing and after deliberation on the topic, make a motion to approve subject to conditions listed in the motion sheet or deny or postpone the request to allow the applicant additional time to address any questions.

The applicant Chuck Elder is here with his entire design if you have any questions for them. Our traffic consultant Sterling Frazier is here if you have any questions for him.

Chuck Elder from Berkshire eSupply said that his whole support team is there if there are any questions.

Chair Pehrson asked if there was anyone in the audience that wished to address the Planning Commission regarding this project.

Bob Clemente, who manages and owns Behavioral Care Solutions at 39465 W Fourteen Mile Rd, said that the access to Fourteen Mile appears to go right by our space and trucks will be going in and out, as they are setting it up as a distribution center. We have an architect looking at expanding our building, and we do telemedicine services and psychiatric activities and business out of that location, so we have a concern about noise and sound and activities and diesel smell and those types of things that might impact our space.

Also, I have the same objection as this gentleman did; we received our notice on the fifth and today is the thirteenth. We haven't even had an opportunity to contact our architect to review what is being proposed and its impact on our site.

We bought the site that was owned by PNC, it was a PNC bank and we bought it and

developed it so that we could operate our business out of that location, so our concerns are really tied to the impact on our property and our business and how that might relate to what's happening to the wetlands, the sewer, water, and those activities, and we haven't engaged an expert to be able to study it. So I would like to encourage you to postpone an approval until we have an opportunity to assess this as well, because I've also talked to our realtor who was involved in the acquisition of this property and he said this clearly will impact the value of our property. For those reasons, we are objecting.

There are a few other thoughts I had, not the least of which is our concerns tied to our own expansion of that space and how that would work. The only thing delaying us at this point is that we have an ATM machine there that PNC uses and we have an agreement with them for one more year from January that they can continue to service their ATM so we are not in a position to be able to conduct an expansion until we get through that term with them. That was part of the conditions of acquiring the property.

I appreciate you allowing me to present my concerns. We've been at that location and I've been involved with other locations, the C-COM building that was on Grand River with Jeff Hine, we were involved in that building together, and that was a three-building location there that was also a very difficult property to deal with. I've been involved as a property owner in Novi for many years, and I just ask for your consideration in this matter that we don't get negatively impacted because we've built and developed a very nice building and business there that we intend to expand.

Member Greco asked about the nature of telemedicine and if there are customers and clients that are coming to the building.

Bob Clemente said that it is by video and that there are no customers or clients that come to the building, although the zoning would allow us to do that but don't have that at this point. One of the thoughts for expansion is to have a geriatric mental health site where there are patients of either cognitive decline or dementia to come be assessed and assisted in improving activities of daily living, and also help to be placed in assisted living facilities, independent living, and nursing homes. Part of our business is to provide mental health services in nursing homes. I'm also involved in two psychiatric hospitals, one in Warren which is a forty-two bed psych hospital, and one in Detroit which is fifty-five. The fifty-five bed hospital is expanding by forty beds and the forty-two bed hospital in Warren we're expanding by fourteen. So we are in expansion mode and it's a service that is important and really needed in the community.

Chair Pehrson asked if there was anyone else that wished to address the Planning Commission at this time. When no one else responded, he asked if there was any public correspondence.

Member Greco said there is no public correspondence.

Chair Pehrson closed the public hearing and turned it over to Planning Commission for their consideration.

Member Avdoulos asked Bob Clemente where his location is for point of reference.

Planner Komaragiri showed on the map where the location is.

Member Avdoulos said in concept, I don't have any issues with the project. I think size-wise and the way it's been sited and located on the property works well. I have no issues with the landbanking, I like that whenever possible so that we eliminate as much surface

as we can and we do have a plan for future parking, so that's been demonstrated.

The other item that I didn't have concern with was the use of limestone instead of the brick, and I think the materials being proposed are appropriate for the type of building and what we're seeing in construction now.

What I am concerned with is the amount of groups within the City staff that have not been able to review a lot of the adjusted items. I don't get a good comfort level that the departments have had the opportunity to vet through everything and make sure that we have all the appropriate measures taken, there's quite a few of our reviewers that are not recommending approval. It is a positive project and it is something that I think would be good for the City, I just think I'd be in a position to postpone this until we get all the loose ends tied up.

Member Anthony said I had a similar response when I took a look at the layout of the subject property. I looked at the amount of green space that was kept, realized that it was a smaller parking lot. I like the concept and I liked seeing the business come into Novi and I like the type of development that preserves so much green space. I do have a couple questions for staff.

Member Anthony asked Staff Engineer Rechten about the water main and what more is needed.

Staff Engineer Rechten said I don't know if all of that is clear yet. The plan that we originally reviewed showed where they would be tying in and getting water supply from the City of Novi, which is existing down at Cabot Drive, south of the site. In the response letter, they indicated that they are going to pursue a different water supply from a different water community. One ordinance requirement is extension of water main with development, so there's working out how that's addressed with this development and there's the existing water main easement that the City has on this parcel.

Member Anthony asked because of the change and standard procedure, you need additional time to review?

Staff Engineer Rechten confirmed and said they suggested a different alignment of easement to allow the City to come in. We do have a Capital Improvement Project planned for extension of water main and a new meter for additional connection to the Great Lakes Water Authority.

Member Anthony said we are a city that is still building out and building our infrastructure. So when you're building one site you have to consider all the future areas that will be building out.

Staff Engineer agreed and said that's still what we're working out. I don't know if I can speak too much to what City Council approval is required depending on the direction of how things go. I don't know if Tom can speak more to that. There's a lot of unanswered questions and moving pieces and coordination that hasn't had a chance to occur.

Thomas Schultz said the two main things Council will have to deal with if the applicant continues to go down the path of getting water from across Fourteen Mile from Commerce Township is that City Council has to approve that water serving Novi property through another community, and it's been done, it's not the end of the world to do that.

The other issue would be some sort of Council design and construction variance waiver

because typically we want to see water extended from where we have it to improve developer's property. As Darcy said, those are open issues; they're not necessarily site plan issues that you have to table it for, so the motion says if you decide to go forward that you're not making that decision and that will have to come later from City Council.

Member Anthony said to Landscape Architect Meader that from looking over the site plan and seeing all the green spaces being preserved, the overall intent of Novi seems to be met in that area, consistent with that is the reduction of the parking lot. There are a couple things. For instance, the waiver for the required trees for the greenbelt on M5. I can feel for the applicant, we have a really strict signage ordinance and I assume that's the front of the building that they want the sign. We have three waivers listed here, Rick, are you comfortable with those waivers?

Landscape Architect Meader said several of them are related to the ITC Corridor, and they cannot plant the trees that they have to have within that. They are not allowed to.

Member Anthony said he assumes they would be contributing to the tree fund.

Landscape Architect Meader confirmed for the woodland replacement trees that they cannot put on site.

Member Anthony asked Staff Engineer Rechten about the shortcomings they have right now and if it was the traffic study or the layout.

Staff Engineer Rechten said I'll let Sterling speak to that.

Traffic Consultant Frazier said that they are basically okay with the traffic impact study itself. The results indicate that the site itself isn't necessarily going to impact Fourteen Mile Road or M5 or Haggerty any worse than they already are. Our issue is more so with the site itself. We have a couple issues with the driveway, and obviously as Sri mentioned before the parking counts. I believe some of the parking layouts, as well.

Member Anthony asked if you need more time to resolve the issues you have with the layout.

Traffic Consultant Frazier confirmed.

Member Anthony said it sounds like they are close but just have a few more issues to work through.

Motion made by Member Avdoulos and seconded by Member Anthony.

ROLL CALL VOTE TO POSTPONE CONSIDERATION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER ANTHONY.

In the matter of Berkshire E-Supply JSP17-72, motion to postpone the consideration of Preliminary Site Plan, Wetland Permit, Woodland Permit, and Storm water Management plan. This recommendation is made for the following reasons:

- a. To allow the applicant time to work with staff with regards to landbank parking and proposed water main layout.**

Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE OCTOBER 11, 2017 PLANNING COMMISSION MINUTES

Moved by Member Anthony and seconded by Member Greco.

ROLL CALL VOTE TO APPROVE THE OCTOBER 11, 2017 PLANNING COMMISSION MINUTES MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER GRECO.

***Motion to approve the October 11, 2017 Planning Commission Meeting minutes.
Motion carried 5-0.***

MATTERS FOR DISCUSSION

Chair Pehrson said we've heard twice now of late notices not going out on time. Barb, is that right?

City Planner McBeth said that for both projects that required public hearings for tonight were based on woodland or wetland permits. Those do not require full fifteen days of notice, we usually allow five to seven days of notice. It's usually in the Novi News the week before the Planning Commission meeting. So we believe we were correct on those. For a rezoning request or a text amendment or a few other things, those would require the full fifteen days.

SUPPLEMENTAL ISSUES

Chair Pehrson thanked everyone for a good year, to have a Merry Christmas and Happy New Year and thank you everyone for your effort.

AUDIENCE PARTICIPATION

Richard Scavo said he has a business at 39525 Fourteen Mile Road and also owns the parcels just south of Speedway. I see the chunk carved out as OST, but you're not showing if their northern border goes right up against my southern border. Is there a way I can find out if they're planning on pushing wetlands into that area and going to reposition some?

City Planner McBeth said at this point we can let you know that the plans so far are not proposing any building or development in that area. They are proposing a sidewalk pathway along Haggerty Road but I can talk to you afterwards if you want to look at the plans more closely.

ADJOURNMENT

Moved by Member Greco and seconded by member Anthony.

VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER GRECO AND SECONDED BY MEMBER ANTHONY.

Motion to adjourn the December 13, 2017 Planning Commission meeting. Motion carried 5-0.

The meeting was adjourned at 8:02 PM.