



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting

February 21, 2024 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney

Absent Excused: Member Avdoulos, Member Verma

Staff: Barb McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Adam Yako, Plan Review Engineer; Saumil Shah, Traffic Consultant

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Roney to approve the February 21, 2024 Planning Commission Agenda.

VOICE VOTE ON MOTION TO APPROVE THE FEBRUARY 21, 2024 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public audience participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

CITY PLANNER REPORT

There was no City Planner report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no Consent Agenda – Removals and Approvals.

PUBLIC HEARINGS

1. NOVI-TEN PRO JZ23-09 WITH REZONING 18.740

Public hearing at the request of Novi-Ten Associates for initial submittal and eligibility discussion for a Zoning Map Amendment from Light Industrial (I-1) and Office Service (OS-1) to Low Density Multiple Family (RM-1) and General Business (B-3) with a Planned Rezoning Overlay. The subject site is approximately 34-acres and is located east of Novi Road, south of Ten Mile Road (Section 26). The applicant is proposing to develop a 71-unit multiple-family townhome development on the RM-1 portion, and approximately 35,900 square feet of commercial space on the B-3 portion.

Planner Lindsay Bell relayed the applicant is proposing to rezone about 34 acres south of Ten Mile Road, to the east of Novi Road, utilizing the Planned Rezoning Overlay option. The site is currently vacant and was historically part of the original Erwin Orchard, which operated in Novi from 1920-1983. The Ridgeview of Novi development is to the south, along with the Novi Athletic Club and Novi Ice Arena & Dog Park. The railroad tracks border the eastern property line. North of Ten Mile Road are industrial uses, and commercial uses are to the west.

The current zoning of the property is I-1 Light Industrial on the eastern side, and OS-1 Office Service on the western side. The adjacent parcels on the west are also OS-1. The Ridgeview development to the south is zoned RM-1 with a PRO, while the Athletic Club and Ice Arena area is I-1, as is the area east of the railroad tracks. North of 10 Mile Road is zoned I-2 and I-1.

The Future Land Use Map identifies this property as Community Office on the west and Industrial Research Development Technology on the east. To the south and east is planned for Industrial, north of the site is planned for industrial and heavy industrial, and on the western side is community office.

There is floodplain area associated with Chapman Creek and Walled Lake Branch of the Middle Rouge along the southern property boundary and along the eastern side of the site extending down toward the dog park. The natural features map also indicates extensive wetland area within the floodplain, and regulated woodlands are present in most areas of the site.

The applicant is proposing to utilize the Planned Rezoning Overlay to rezone about 7 acres of the property to B-3 General Business, and about 27 acres to RM-1 Low Density Multiple Family. The initial PRO plan shows a total of 71 attached 2-story townhome units on the site. The RM-1 residential portion is accessed by one entrance off Ten Mile Road, with a secondary emergency access drive to commercial portion of the project. Parking is provided in garages, on garage aprons, and in a few small bays of surface parking for visitors.

For the B-3 commercial portion, the current concept plan shows a total of 35,900 square feet in four separate buildings. Access to the B-3 site would be from three curb cuts on Ten Mile Road – one is the existing shared driveway with Maly Dental office, and the other two are new. The plan notes retail and restaurant uses within the commercial buildings but generally other uses permitted in the B-3 district could be tenants in those spaces. However, the applicant does offer to prohibit certain uses as a condition of the PRO Agreement, including a gas station, auto repair, car wash, marijuana sales, check cashing and pawn shops.

The applicant describes the project as creating a walkable community, with links to the existing paved trail in Ridgeview, which would connect to Nick Lidstrom Drive and to the nature trail behind the Novi Sports Club and dog park area. They also propose a paved path around the proposed townhouses that would be available to the public and two new overlook areas in the marshland area. A park area with seating is proposed between the commercial and residential area, and two pickleball/tennis courts are proposed in the northeast corner of the site, which are proposed to be donated to the City for public use.

Staff notes some concern that the pickleball courts may create a noise disturbance to the closest residential units, and that the associated parking area requires another curb cut on Ten Mile Road. Grading required for this area may also impact the flood zone. Therefore, the applicant may want to reconsider the pickleball courts, and instead provide a more low-impact nature park that would fit with City Council's goal to develop more walkable pocket parks, and even connect to the dog park to the south.

Staff and consultants have identified some issues with the proposed rezoning and PRO Plan. First, the proposed zoning districts indicated do not match the Future Land Use map guidance. Staff has concerns with the proposed residential use's compatibility with the adjacent I-2 Heavy Industrial to the north. However, it is adjacent to similar multiple family communities on the south side, and there are also similar commercial uses in this area to the west.

One of the biggest issues with the proposal is the traffic impacts. The applicant's traffic study notes that a significant increase in the number of vehicle trips are expected. A number of road improvements to Ten Mile could help accommodate this increase, including extending the 5-lane cross-section further east to at least the residential driveway. Also note that the traffic study assumed the commercial development size was 60,000 square feet, while the current proposal for 35,900 square feet could lessen those impacts. Driveway spacing and major drive deviations are also likely to be required with the current proposal.

The Engineering review notes there is capacity for the water and sewer demands for the proposed use in the public utilities, and stormwater detention is to be provided in a single storm sewer detention system on the east side of the site, with controlled outlet into the floodplain to the east.

The proposed landscaping is generally in conformance with the ordinance. The applicant has added screening between the residential and commercial portions of the property and have indicated that the deficiencies in foundation landscaping and greenbelt berm in the commercial portion will be corrected in the site plan submittal stage if this project moves forward. Landscaping waivers for street trees and greenbelt canopy trees along Ten Mile Road are supported by staff due to conflicts with existing underground utilities.

The Façade review notes that the commercial buildings are in full compliance with the Ordinance. For the residential buildings, Section 9 façade waivers would be required for an underage of brick on the rear and some front facades of the townhomes, and an overage of asphalt shingles on some front facades. These waivers are supported as they are minor in nature and do not adversely affect the overall aesthetic quality of the homes.

Wetland impacts have been minimized, with approximately 0.1 acre (or less than 0.9% of the total wetland area) of permanent impact to a few small pockets of wetlands in the upland area. A large portion of the site, 15.87 acres of wetland, woodlands, and floodplain area, is proposed to be protected in a conservation easement to ensure permanent preservation. This could be considered a public benefit.

This initial public hearing is an opportunity for the members of the Planning Commission to hear public comment, and to review and comment on whether the project meets the requirements of eligibility for Planned Rezoning Overlay proposal. Following the Planning Commission public hearing, the project would then go to the City Council for its review and comment on the eligibility.

After this initial round of comments by the public bodies, the applicant may choose to make any changes, additions, or deletions to the proposal based on feedback received. The subsequent submittal would then be reviewed by City staff and consultants, and then the project would be scheduled for another public hearing before the Planning Commission. Following the second public hearing on the formal PRO Plan the Planning Commission would make a recommendation for approval or denial to City Council.

Tonight the Planning Commission is asked to hold the public hearing, and to review and comment on the proposed rezoning. Members may offer feedback for the applicant to consider that would be an enhancement to the project and surrounding area, including suggesting site-specific conditions, revisions to the plans or the deviations requested, and other impressions.

The applicant, Dan Weiss from Novi-10 Associates, along with Scott Hansen from Toll Brothers, architect Lonny Zimmerman, as well as other members of their team, are here representing the project tonight. Staff and our traffic consultant are also available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Lonnie Zimmerman, Siegal Tuomaala Architects, relayed property owner Dan Weiss, Scott Hansen with Toll Brothers, Jason Iacoangeli with Toll Brothers, Mike Cool, traffic consultant with AECOM, and Jason Rickard with SKL Engineering are with him tonight.

Originally, about 120 acres were owned by Dan Weiss's family, partially sold off over a period of years. Mr. Weiss' family has been in Novi as residents and businesses owners for years, and he still has a business in Novi. In addition to selling off a lot of his property, Mr. Weiss donated 18 acres to the City for the Ice Arena, Sports Club, and Dog Park. Mr. Weiss' OS-1 and I-1 parcel have been on the market for many years with no interest.

The Novi-10 team looked at the Future Land Use plan, the current zoning, and market conditions. The Future Land Use plan shows these parcels as I-1 and OS-1. The market has changed, and everybody knows that lifestyles have changed since COVID, there is much less demand for office space. We see that represented with this parcel. We've also looked at the industrial aspect and found statistics from 2023 for the City of Novi by CoStar Realty Information Services which show a significant drop in industrial demand in Novi. That set the basis for what is the logical change of direction for the property.

Mr. Zimmerman has a market study which shows that commercial is a very viable option and local commercial, which is the type of use proposed, is going to be a significant and acceptable use for the property. It's basically a family friendly retail type of environment. In the proposed agreement for the PRO the uses will be limited, there will be no gas stations, auto repair, car washes, pawn shops, check cashing or that sort of thing.

The townhouses are a very logical extension of what is there now. To the south is Ridgeview Villas, which was also developed by Toll Brothers, to the southwest are River Oaks and Saddle Creek apartments.

Mr. Zimmerman feels that the proposal complies with the Master Plan even though the zoning doesn't match the Future Land Use plan. In looking at elements in the Master Plan, this is right on target. First is the walkable community as listed in the Master Plan, which is the reason for the trail system. The trail runs all the way from Ten Mile Road, connecting adjacent retail and residential through the site, continuing south all the way to a final connection with the dog park, the Novi Ice Arena, and the Sports Club. The connectivity through this whole area links the new retail with a lot of residential in the area.

Secondly, a conservation easement to preserve wetlands, woodlands, and animal habitats has been designated on 15.87 acres west along the railroad tracks from the dog park up to Ten Mile Road. That's in perpetuity so nothing will be developed there. Just as the Master Plan calls for connectivity, it also calls for environmental stewardship and this is a representation of that.

As was also mentioned, there are two proposed tennis/pickleball courts on Ten Mile Road along with parking spaces being donated to the City and this is an important part of making this a whole usable area for the community.

As far as the traffic is concerned, Mr. Zimmerman has been working with AECOM. Traffic consultant Mike Cool is here. The level of service is not changed by this project. A widening for Ten Mile Road is proposed by adding a center left turn lane, that with the proper tapers, will go all the way across the Ten Mile Road portion of the site including the residential area. The commercial drives will have three lanes, a left turn exit, a right turn exit, and an entry line.

The Novi-10 team has been talking to engineers with the Oakland County Road Commission. The proposed residential entrance, which doesn't align with the driveway across the street, has been approved by the Road Commission as an acceptable situation. The two new drives proposed at the commercial portion do align with the driveways across the street and engineers will be working with the Oakland County Road Commission to firm up design plans for Ten Mile Road to accommodate traffic.

The commercial portion has been reduced to 35,900 square feet from the original proposal of 60,000

square feet to help with the process as well.

Regarding the separation between the RM-1 and the I-2, Mr. Zimmerman displayed renderings produced by Toll Brothers. Scott Hansen relayed that the renderings show the residential area in summer and winter, a view from the entrance that reflects how berms and trees will help screen the first two units, and a view from the units looking out to Ten Mile at first floor level. Mr. Zimmerman added that there is almost 300 feet from the setback line of the I-2 to the setback line of the RM-1, so 120 feet right of way, then 100 feet and 75 feet. The berm at the residential is 6-10 feet high and the evergreens are upsized to be 10-12 feet high.

Mr. Zimmerman stated in conclusion that the proposed residential connects with the Toll Brothers development to the south. They really know residential and wouldn't be building it here if they felt it wasn't going to be a success. It ties in with the commercial and is a good fit for Novi along with the walkable system. It has a very family friendly vibe.

Chair Pehrson opened the Public Hearing and invited members of the audience who wished to participate to approach the podium.

Elena Wayne, 42776 Cardinal Way, relayed that she is new to Novi having recently moved back to the area from Arizona. This proposal is somewhat shocking. There are strip malls already here that are empty, this proposed strip mall is not necessary. Seeing that wetlands and areas that have beautiful mature trees will be destroyed to build more homes that probably aren't necessary is a little shocking as well, and disheartening.

Ms. Wayne moved here to be in an area that is family friendly. She would like to point out that driving around Novi, especially this Ten Mile area, there is strip mall after strip mall. Why do we need another strip mall. Why would we destroy an area to have a strip mall for businesses that could move into a strip mall that's already empty.

Ms. Wayne would also like to point out that although this is being referred to as a walkable area, when the train is going through there is a backup on Ten Mile. What are we accounting for here? Do we really need strip malls? Do we really need more homes? Let's keep Novi family friendly and have a beautiful habitat for animals and trees.

Linda Tyza, 23987 Seminole Court, referred to the floodplain map showing the stripes which are zone AE, a special hazard. Ms. Tyza has a map from 2006, a lot has happened since then. There has been a lot of fill. The map shows there are lines shown going right through houses in Ridgeview which can't be because there is a house there, which proves that it is not an up-to-date map, and that is up to FEMA to correct.

What happens is when an area gets filled in the developer files a LOMA, a letter of map amendment due to the fill process. Around Ridgeview where there is fill, there is a wall with rocks that bring the property up so it is not in the flood zone, except for Ms. Tyza's house. Houses in the flood zone, with these walls around them, have water that runs from west to east. Zooming out a little bit further on the map, farther west has a huge area that's designated a flood zone. Driving around that area you see a lot of standing water.

The water moves from west to east and goes around Ms. Tyza's house. She is located on the far west side. If a flood were to happen and the flood zone needed more area, it could spread out to the trees in the habitant and that wall would stop it from going to the homes. But if was free to expand out further, if Toll Brothers puts that the group of homes in there, the northernmost part of her subdivision there would have a wall and a retainer wall on the other side to make sure that that was not in the flood zone.

Chair Pehrson informed Ms. Tyza her 3 minutes were up and asked her to summarize. She inquired if she could use her husband's 3 minutes. Chair Pehrson replied she could get back in line.

A resident (no name given), on Seminole Court, relayed she lives in Ridgeview of Novi, backing up to where the property in this rezoning area is being discussed. She is very concerned and a little bit frustrated, her comments mirror some of the first comments that were raised. She is happy to be able to connect with the Planning Commission and thanked them for the opportunity.

When the resident purchased her condo, she was told by Toll Brothers that this back area was protected wetlands, and it would never be developed or destroyed. Now she is hearing a different story which is a bit frustrating. She paid a premium for a back lot that would be butting up to this beautiful nature and wetlands area. Now based on this, there's potential that she will be looking at condos, traffic, and commercial property, it is frustrating in that it is really going to create a lack of privacy for her home.

From a Ten Mile perspective, the road is already overwhelmed by the current traffic that we have. The resident understands there are proposed plans in place to put a left-hand turn lane there, which is great for the overwhelming amount of current traffic, but Ten Mile is just not equipped to be able to handle a massive establishment like this. The resident has some very serious concerns about the traffic impact.

To mirror the first comments that were made, the City has so many unoccupied commercial buildings and so many new residential developments, particularly townhomes. It is a little disconcerting that the Commission or the City would entertain adding another one on to the list when we have some really beautiful nature that we can preserve at this time and really allow our city to flourish in other areas.

Tammy Spangler, 42908 Cardinal Way, thanked the Planning Commission for the opportunity for residents to be able to share their opinions and perspectives. In 2017, when she and her husband made plans to purchase a home in the Detroit metro area, they decided on Novi for two reasons. They were looking for a location where there would be woodlands and wetlands and an area with lots of pocket parks and other park areas. They saw the Toll Brothers development at Ridgeview, and decided they liked the area. They purchased a premium lot so they could enjoy the wildlife. Now she is learning that this prized green space, along with the wetlands of the creek basin, are going to be spoiled by this development.

For every inch of concrete or square foot that goes into the new development, it is going to be impacting the drainage and the capacity of that area with storm runoff and flooding. It is going to impact so much and that's a huge concern. They will be cutting down 460+ trees. Sadly, what happens in a lot of cities is that we cut down trees, and then plant ornamental trees that are not even native species to our state, as Ms. Spangler saw from her time on a Planning Commission up north for a bike trail through the city. That is unfortunate because cities throughout the United States are all homogeneous and generic, then the developments all look the same.

While researching, Ms. Spangler found that the City of Novi has a Code of Ordinances and City Charter that includes two ordinances. One focuses specifically on wetlands protection and the other focuses on woodlands protection. The information says the City finds that rapid growth, the spread of development, and increasing demands upon natural resources have had the effect of encroaching upon, despoiling, or eliminating many of the trees and other forms of vegetation. The most important part stated is woodland growth protects public health through the absorption of air pollutants and contamination, through buffering in the reduction of excessive noise, wind, storms and visual screening, and through its cooling effect in the summer months. Woodlands provide for public safety through the prevention of erosion, siltation, and flooding. Trees and woodland growth are an essential component of the general welfare of the city. Protecting woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared or unharvested and for their natural beauty, wilderness character of geological, ecological or historical significance.

Ms. Spangler does not have time to share the details of the wetlands ordinance but requested that copies she brought with excerpts from the woodlands and wetlands ordinance be filed with meeting record.

Paula Guhlke, 23884 Seminole Trail, has lived in her home for almost five years. To her right is a pond that freezes in the winter, drains pretty slowly in the summer, but fills back up in the winter, fall and spring. After the last four or five days of rain that we had, it was at least three times as big, and you could hear the water cascading through a trickle. It's not a trickle when that pond empties, you can hear it running from Ms. Guhlke's deck.

When Ms. Guhlke moved in, she had turkeys at her window wall pecking, thinking they had met a new friend. Now there are coyotes, which Ms. Guhlke wouldn't mind if they moved on. There are deer, rabbits, and a mama duck that decided to nest on her deck and who successfully introduced seven more

ducklings to the environment. Looking out at that and enjoying four seasons is wonderful and Ms. Guhlke would hate to lose that. Toll Brothers will do a beautiful job, as they did with Ridgeview. It will be aesthetic, but it's not what Ms. Guhlke wants to look at from her deck all year.

Safety issues are another concern. Ridgeview is a subdivision that is private, with no trespassing posted at both entries. If there is a walkway from Ten Mile all the way through, 24 hours a day, right back by Ms. Guhlke's window wall, she is not sure what can be back there at any time of the day. It will be a straight throughway to get from Ten Mile to wherever and not have to be seen from the outside.

Ms. Guhlke asked the Planning Commission to think about all the aspects and how much residents care about where they live. Developers deserve to develop, and people who own land deserve to sell it, but please consider all aspects.

Karen Chopjian, 23991 Seminole Court, would like to speak about the plans, including building additional strip malls and 70 three-story townhouses by Toll Brothers. To do this, 34 acres would be excavated, including the destruction of nearly 400 trees. This would have a significant impact to her neighborhood as well as the woodlands and wildlife that are presently there.

Looking at the FEMA flood zone map, it looks like they are turning Ridgeview into a watershed. It's an idea that Toll Brothers has now that doesn't need to be here in this location. It looks like original owners were told a perceived myth by Toll brothers that the adjacent land was considered wetlands and not able to be developed. It looks like those who live by the proposed development, after paying a lot premium to back into woods, now will have the builder wipe out the woodlands a few years later. Ms. Chopjian is worried that her property will be devalued.

Charles Bates, 42876 Cardinal Way, was a homeowner in Novi in 1976. He moved around a little bit, but when it came time to retire and get comfortable, he moved back to Novi. Toll Brothers was a great company, they were very well respected. Mr. Bates paid a premium for his lot, which he thought would always look on the wildlife area. He is slowly finding the wildlife leaving. He has water right now behind his house, where it's a floodplain. He sees water every time it rains, every time it snows, that's where the water is going to flow.

Mr. Bates has some big, beautiful trees near him. He did not know turkeys could nest in trees, he thought they were so big that they could only walk on the ground, but they nest in the trees. He has had ducks jump up onto his patio railing, and a deer walk up to his window to stare back at him. It is something that he really loves and appreciates.

One thing that is proposed that drives Mr. Bates crazy is pickleball courts, you don't want them in a suburban area. You hear them bang and bang and bang, other communities have really been up in arms over them. Mr. Bates is not sure why it is part of this proposal to put pickleball courts in.

Mr. Bates has always been in favor of what has been done in Novi, but is not in favor of tearing down trees in his backyard to put in new trees that his grandchildren will have to wait to see a turkey sitting in.

Mark Alafita, 42844 Cardinal Way, stated there are a lot of things on his list that have already been addressed. There is no need for more strip malls. There are concerns about traffic on Ten Mile Road. There are concerns about adhering to the Novi Code of Ordinances relating to woodlands protection. There are big concerns about flooding. Since the new development goes so close to Ridgeview, that water is going to have nowhere else to go. It's going to affect Ridgeview residents as the FEMA maps already show, and as you've already heard, it affects quite a few people.

Mr. Alafita would like to share a story because he thinks it's powerful. By coincidence, the Ridgeview HOA had an annual meeting last week. Residents along the property line that would be bordering this proposed development all relayed the same story that Mr. Alafita had. He remembers it like it was yesterday, sitting with his Toll Brothers Rep expressing concern over what could happen in the adjacent space because he loved the beauty as it is now. The answer he got back was there is no need to worry, that is wetlands. Nothing will be built on that. It is zoned for industrial, but if anything is built, it's going to be further to the front by Ten Mile. It is certainly not going to be coming close to Ridgeview. Mr. Alafita

understands Toll Brothers can say one thing, and then another developer can come in and say what they'd like to do. But when the very developer who told him that is the one who is proposing this, that's when he calls foul play on that.

Mr. Alafita agrees with Mr. Zimmerman's comments about the post COVID environment needs being different. However, we've also learned post COVID that people have really learned to appreciate their woodlands, their water lands, nature, protecting the animals around us, and the green space. Mr. Alafita requests that the Planning Commission reject the proposal on rezoning this area, because if anything were to be developed there, he doesn't know what that would be, but he would rather deal with the devil he doesn't know than the devil he does know.

Linda Tyza, 23987 Seminole Court, relayed she spoke earlier about the two fill areas and the letter of map amendments due to the fill process, already on the Ridgeview side. That is why nobody is in the flood zone, but the same thing will happen on the other side. The people will have a retainer wall, so they won't be in the flood zone. When you look at the flood plain, you can see that the part between the two plans is going to be narrower than it is. You can already see that because the areas to the left are so much wider and bigger, that if we were to have a big storm there could be a bottleneck. When that bottlenecks, it will back up.

Ms. Tyza lives in building #2, lot #6, and when she closed on her home, she was told that her house was in the flood zone, which she did not know. Another letter of map amendments (LOMA) was done, and it came back that her structure is in X500, but the land associated with her is in the flood zone. There is no barrier there, there's no fill, so if there is flooding, it'll just go right between the two houses, Ms. Tyza's and her neighbor's house and the other side.

Rob Fridenberg, 23844 Winnsborough Drive, lives in the Mystic Forest subdivision. His concern is more about the traffic. There have been many times independent of a train coming through that westbound Ten Mile is backed up almost to Busch's during rush hour. Mr. Fridenberg assumes that the Planning Commission has reviewed the traffic study data and the assumptions that were put into it. He inquired if it is possible for residents to review the document as well, to understand how many vehicles are assumed by the residents, what is the impact on traffic during different times of day and also when the train is coming through. He assumes there is data on how long a train typically closes that intersection.

Chris Friedenber, 23844 Winnsborough Drive, in the Mystic Forest subdivision is further removed from the residents in the Ridgewood sub but feels really bad for them being told that there wasn't going to be development behind them. She would be very upset if that was her house and agrees with everybody who spoke before her regarding traffic and taking down the woodlands.

Ms. Fridenberg understands the developer needs to make a profit, but if there could be something less invasive, with no residential development, that would be best. Or alternately build detached condos, something that's one story. Ms. Fridenberg works with senior citizens, and they can't do stairs. She doesn't know of any single level developments anywhere in Novi. She does not think we need two-story condos, we have enough of them. There are a lot of senior citizens, the population is aging, think about their needs. Ms. Fridenberg thanked the Planning Commission for listening.

Joy Carter, 23951 Seminole Court, is concerned about the type of housing that's being proposed. Typically, three-story homes are bought by people who are trying to rent them, not live in them, so there is often a lot of turnover in those areas. Ms. Carter has a concern about that because the homeowners are absentee owners.

Ms. Carter knows that the developer is purporting the development will be walkable. She has six grandchildren and there is no way she would walk anywhere around Ten Mile with that traffic. No way. She does not know what this walkable idea is, but it doesn't sound like it can be achieved.

Ms. Carter expressed concern that residents are here talking about their concerns, but that minds have already been made up. That is one thing she is unappreciative of if that is the case. She is hoping that this is an open forum where Planning Commissioners are actually listening to the residents in the community.

The flood zone is just another crazy thing where, like the person before said, lines are going through and stopping at homes which Ms. Carter is smack dab in the middle of. She is unappreciative of all the casualness with which this is being approached. It's not about the developer, there is plenty of land. It's not about the opportunity at this site, they would just move forward. It's about the people that have chosen to live here. Ms. Carter has been here for 20 years; she has chosen to live here. She does not want it to become the same place she left, where a lot of people don't live there, with a lot of vacant buildings, it is an eyesore. Ms. Carter asked the Planning Commission to think about that and about their positions of stewardship to make sure to do the right thing and look out for the people that are supporting them.

Beth Mier, 42764 Cardinal Way, wanted to echo what the last two ladies spoke about, the first floor or ranch style homes. Ms. Mier spent a lot of time trying to find a ranch or something with a first-floor bedroom in Novi. Her mother is 83 years old and is moving in with her, so it would be great to find something without three stories where an older person could live.

Ms. Mier relayed she has video of the whole flood zone from the last couple of weeks when we had the big snowstorm, followed by the massive rain. She took it before she received notice of this proposal because it was so beautiful back there and she wanted to show people how great her backyard looked with the stream moving. She can email it to anyone who would like to see it. It shows all the flooding that goes on behind Ridgeview, although she is at the end of the sub where it doesn't affect her as much.

Ms. Mier also has concerns about the walkability. She has a seven year old living with her. She has seen strange people coming out from the woods near the Sports Club and the dog park. When she takes her dog out at 11:00 PM there are people coming out of the woods. It concerns her as to what kind of traffic there might be if there is a walk from Ten Mile all the way to the dog park. Due to concerns about what is going on in the woods at night, Ms. Mier put a camera on her condo.

Ken Mac, 42787 Cardinal Way, already submitted his objection in writing, his wife did as well. He has more of a technical comment or question for Toll Brothers on the renderings. Mr. Mac is confused because the documents he saw at the City indicated three-story townhomes without basements. He has heard both three-story and two-story proposed.

Mr. Mac lives in Ridgeview in two-story villas with basements and was told the proposed residential units will be three-story townhomes, which have more transient residents. As for the other points made, people can't age in place in a three-story home because it's nothing but stairs. Chair Pehrson clarified the renderings shown are two-story. Mr. Mac stated that there was documentation on the website that indicated three stories and asked for accurate renderings to be shown. If the reality is three-story homes, they would tower over the two-story homes that are only about 200 feet apart.

Mr. Mac stated Ridgeview units are quality. Toll Brothers does nice work in terms of stone and brick. The renderings shown a little bit ago, especially from the Ten Mile view, appeared to be nothing but Hardy board siding. It will look pretty bad and cheap from Ten Mile to see siding and no stone or brick. Mr. Mac would like to see more technical details added to the renderings.

Ravi Jasti, 42808 Cardinal Way, has two concerns. First, about four weeks ago, there was a day all the snow melted. Near Mr. Jasti's house there was almost one and half feet of water on the land behind his home flowing on the wetlands. He would welcome anyone anytime they would like to look at that area. If something is constructed on the adjacent parcel and if there is a lot of snow, Mr. Jasti imagines there is a chance it could go to three or four feet, and a chance water will get into his basement. Mr. Jasti's second concern is about the connecting walkway to Ten Mile Road. If it is connected to the Ridgeview community, it is disturbing the privacy for the Ridgeview residents. There is a chance people will come into the community from Ten Mile Road. A lot of times, Mr. Jasti will see people providing internet, or providing something else such as security service, come and knock on his door to talk about something, so the connecting walkway is going to give access to people to come directly into Ridgeview and is going to be a big concern security wise.

Barbara Vanderhoff, 24323 Hampton Hill Road in Meadowbrook Glens, stated as it currently stands, there are a number of times during the day that it is very difficult to get out on to Ten Mile from where she lives.

The traffic is backed up from Novi Road to Meadowbrook Road. When someone else mentioned Busch's, Ms. Vanderhoff wanted to emphasize that is not an exaggeration, it takes some work to get out of the subdivision.

In addition, a number of years ago, right across from the Meadowbrook Glens entrance and exit onto Ten Mile, new homes were built. They pleasantly overlook the playground at Orchard Hills Elementary School and then come up to what were beautiful wetlands right across Ten Mile from the end of Ms. Vanderhoff's street. It was lovely to leave the subdivision or come home to all the animals and wildlife in the neighboring subdivision. Ms. Vanderhoff had been so proud prior to that to be part of a City that protected its woodlands. The builder agreed to reconfigure the area for animals, birds, and other wildlife. In the past Ms. Vanderhoff saw a doe with her fawn drinking at the pond there, there were always a great number of birds and there were nesting turtles. The homes were built and to this day, there's never been another deer. There hasn't even been another bird return to the small pond that's across from the entrance to her subdivision. It's a huge disappointment. Ms. Vanderhoff hopes the Planning Commission will take into consideration everything that everybody is saying and keep the loveliness of our city.

Saurabh Mall, 23880 Seminole Trail, relayed most of the issues he has have already been covered but wanted to emphasize that he basically moved from Northville to Novi to the Ridgeview community because he liked that there was no adjacent development taking place. He has also lived in many, many communities, east side, north side, all around the Metro area. He has seen what overdevelopment does to a city. It cuts out the city, takes all the things out, and basically the property values go to nothing. Now the question is, with all the things that are happening in Novi with malls and everything else, do we need another development like this? What does it do long term for the city? That is for the Planning Commission to decide.

Limin Chen, 23924 Seminole Trail, agrees with the prior speakers. She was the first resident to purchase a condo in Ridgeview of Novi in 2017. She had just moved to Michigan in 2016 and lived in Novi while they waited for the new Toll Brothers development to be built in this area. She strongly remembers she and her husband confirmed with the sales agents whether any development in the future would be in the backyard of the home they preferred to purchase. The answer was no, there were no future plans to develop that area, it is a conservation area to protect the environment. So, they decided to sign the contract and were the first to move in.

When they first moved in, every morning and night the deer came to Ms. Chen's front door and there were turkeys walking along. But now, almost seven years later, she does not see the turkeys and the deer are coming less and less. She can see the wildlife is disappearing in her area. So, as the gentleman before Ms. Chen asked, what is the long-term plan for Novi? Is it just building and developing more, or do we need more concern for the balance of people and wildlife?

Chris Fridenberg, 23844 Winnsborough, added to her prior statement to say she does not believe Novi needs any more pickleball courts. She recently read online that there is one being added on Meadowbrook by the Novi Senior Center. We just don't need it. Less cement is better. Leave the trees.

Lisa Jacquin, 42795 Cardinal Way, wanted to echo all the comments of her neighbors, but also give her voice to hopefully reject this proposal for a couple reasons. She has lived in Novi for 25 years. She raised her kids here primarily because of the schools, which are top notch in the state, but the broader city honestly could use a little help around city planning. We don't need any more strip malls. We do not need any more fast-food restaurants. Ms. Jacquin is single, and her kids are grown. When she goes out, she heads to Northville, to a community with character. Honestly, as was said earlier, Novi is losing that character. We just don't need any more development and the roads can't handle the population as it is. Again, Ms. Jacquin is echoing most of the sentiment already heard, but wanted to add her voice as well.

Seeing no other audience members who wished to speak, Chair Pehrson asked Member Lynch to read into the record correspondence received. Member Lynch relayed that 18 responses were received, all opposed, and two of the people who sent in a response also spoke this evening. All the objections stated in the responses received were similar to what was expressed in the public hearing.

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

Member Lynch stated he went out to the Ridgeview subdivision to take a look. He recalls when Ridgeview was approved. He was a little concerned about it since it was an industrial site and next to the dog park and Sports Club. It is really nicely developed; Toll Brothers did a nice job. Member Lynch walked towards the back to see what is there and saw water flowing, like a stream. He did not go all the way back as his hiking days are long gone.

Member Lynch clarified his understanding of current zoning on the site, which is OS-1 and I-1, and that the site includes a fair amount of wetland area. He heard comments that residents were told there would be nothing built on the wetland area and can see that this proposal does not include development in the wetland conservation area.

Since there is no two-way communication with the public during the public hearing portion of the meeting by Commission rules, Member Lynch will try to address some of the questions he heard.

The traffic study is available in the Planning Commission packet on the website if anyone wants to read it. Member Lynch expressed concern with the railroad tracks and traffic, which have been a problem for the past 25 years he's lived here.

The developer mentioned the installation of a center turn lane. Member Lynch drove down Ten Mile for better understanding and inquired to Mr. Zimmerman whether the tennis courts are proposed to be located in the vicinity just west of the railroad tracks near Ten Mile. Mr. Zimmerman confirmed this is correct. Member Lynch initially thought that trying to back out on to Ten Mile from the proposed parking for the courts wasn't a good idea, but saw the way it is set up, granted it wasn't in peak rush hour, that it may work due to the lane the developer is proposing to install. Member Lynch suggested that instead of two proposed tennis courts, that the developer think about proposing four pickleball courts, the parking and some benches when they go before City Council, it would be cheaper. Member Lynch knows the cost since his subdivision decided to install pickleball courts. The public indicated in a survey that they would like to see more pickleball courts in Novi. The City would like to get pickleball courts on this side of the City but ran out of money with Meadowbrook Commons, only four courts were able to be installed there. Mr. Zimmerman responded that the thought was to have two courts that can be multipurpose as two tennis courts or four pickleball courts, but whatever the City wants, they would be happy to do.

Member Lynch inquired what the walking trail would be made of. Mr. Zimmerman responded that the material has not been determined yet, but it will be a hard surface material.

Member Lynch inquired if the residential units are basically the same as Ridgeview. Mr. Hansen responded that they are two-story townhomes, with 2 car front entry garages similar to Ridgeview, but with a different floor plan and elevation from Ridgeview. Ridgeview's product is a villa, so a wider, deeper, bigger unit. This is similar but not the same. Member Lynch inquired as to the target price. Mr. Hansen indicated that pricing is not yet set at this stage, it adjusts a lot, but will be priced based on new comparable construction in the area at the time it is built.

Member Lynch inquired about another proposal Toll Brothers has in conjunction with Singh. Mr. Hansen responded that Toll Brothers currently has another application in with the City for a PRO called Elm Creek. Member Lynch inquired if any consideration has been given to having an elevator option in any of the units. Mr. Hansen responded that Elm Creek does have first floor primary bedrooms but not an elevator option. Member Lynch indicated he was asking the question to try to help when the applicant goes before Council since there is an aging population and there are people that would pay for an elevator.

Member Lynch also suggested that the applicant show City Council a comparison between what could be built with the current I-1 zoning versus the residential proposal in terms of environmental impact and how much of the habitat will be saved. It goes without saying, that just like Ridgeview, it survives the 100-year flood plain with the runoff from the new development going right to the detention basins. Member Lynch suggested that the developer clearly demonstrate that since any time new development comes

in there are a lot of concerns from nearby residents as to how it might affect them. Member Lynch inquired if the one detention basin takes care of the whole site and where the discharge is. Mr. Hansen responded that it does take care of the entire site and discharges on the west side of the railroad tracks.

Relating to the landscape, Member Lynch is always a proponent of not putting money into the tree fund by trying to plant as much as possible back on site. The area has some nice typography. Member Lynch suggested that more trees be considered between the new residential area and Ridgeview to help buffer.

As far as the walking trails are concerned, 40,000 voters want to see a walkable Novi. Member Lynch is not that concerned about the migration from Ten Mile. There are no roads connecting the two subdivisions so there is really only one way in and out of Ridgeview and two ways out for the new proposal. Mr. Hansen clarified that the second new residential access dead ends where it meets the commercial area and will be gated for fire access only.

Member Lynch suggested that the little park on the northwest could probably be a private amenity for the proposed residential area since it is such a small park, he does not see any benefit to the City.

Member Becker inquired through the Chair that the Planning Commission is only providing comments at this point. Chair Pehrson confirmed the Planning Commission is not approving the proposal at this point, only providing comments.

Member Becker thinks that an important point made was that so many residents in Ridgeview were told something by their builder regarding the wetland areas. What we've heard tonight is that no more than 0.1 acre of the wetlands on the total property are going to be impacted by the actual construction. Of the total site, there is a total of 15.87 acres that are going to remain a conservation easement.

We hear a lot about stormwater. Where the townhouses are going to be built now, there is unmanaged stormwater. With a development like this, it infers that stormwater has to be managed. According to where the detention basin is and how that is going to be focused there, Member Becker does not have concerns about the stormwater heading south. It looks like it is going to be managed and taken away from Ridgeview.

Member Becker wanted to relay that the Planning Commissioners have been listening and showed his notes written from all the public comments made tonight and the 18 letters received. They have been listening but won't always agree with the opinions expressed.

Another interesting thing to consider is that Ridgeview would not exist without a PRO. It would be an industrial development since that is what zoning indicated at the time, but now there are lovely villas to live in because the PRO was approved. Change is happening and people don't want 4,000 square foot homes on one acre lots anymore. Our diversity as a community means we need diverse residential options.

Keep in mind that there is a lot of Novi that was Future Land Use planned or zoned for something, and it was changed for a better option. Member Becker looks at this proposal and thinks it is a good use. It is 71 units and is a type of residence that we may find a lot more attractive, and 15.87 acres won't be touched. The alternative is that a developer comes in and puts a huge industrial complex north of Ridgeview because that is what it is currently zoned for, and we could not stop it. This is our chance to consider something that may be a lot more favorable.

Regarding the proposed trail, Member Becker recommends that the developer meet with the Ridgeview HOA and talk about how the walkway could be restructured a little. He sees the concerns about how the walkway funnels people through. Mr. Hansen noted that there is a public sidewalk easement that is built right up to the property line. That was incorporated into Ridgeview Villas and is something dedicated for public use. It runs basically from the property line of Ridgeview out to Nick Lidstrom Drive. That is the only section that is considered public, the rest of the sidewalks in Ridgeview are considered private.

Member Dismondy inquired to clarify that the new development is just connecting walkway into what already exists. Mr. Hansen replied that the easement already exists.

Member Dismondy can totally understand how residents feel disappointed that they were told that nothing would be built behind them and then come to find out there will be. The industrial zoning was approved long ago and would be much more invasive to have to look at through the trees than some hopefully similar type of townhomes, though neither is ideal for the residents of Ridgeview. Member Dismondy would like to make sure that the developer works with the neighbors on reassuring them that drainage will be properly handled, and even though there is a traffic study, make sure it is explained to residents in layman's terms and make sure that the county is endorsing it.

Regarding more strip malls, Member Dismondy agrees there are already a lot in Novi. It makes sense to get the site approved for retail versus office since no one is going to put an office building there. Nobody will put retail there until it is leased. It won't be built and sit vacant since you probably couldn't even get a loan to do that anyway. If tenants want to be there, then the building will be built, so that could be some reassurance for the neighbors.

Member Roney stated it is hard to add much to what fellow Commissioners have already said. One thing he did want to address is that the question before the Planning Commission tonight is whether this proposal is eligible for a PRO. Member Roney thinks it could be, but it is not there yet. Going through the packet there are a lot of details that still need to be resolved.

Member Roney shares concerns on the retail area if it looks like a strip mall, but it doesn't necessarily have to look that way. If it did that would be a no go for Member Roney.

In terms of the pickleball courts, Member Roney loves them, he plays pickleball. The Director of Parks and Rec may have concerns about noise from the courts. Member Roney has had conversations with the Director as to where to put more pickleball courts, that is the biggest thing he deals with is location.

To the west of this property, there is another small parcel. To enhance that conservation easement, maybe add that parcel in as well. It looks to be mostly wetlands; it'd be difficult to develop anyways.

Mr. Hansen added that if you look at the grading plan, the pickleball court was set down about six feet from the top of the pond. Not only are the units on that side of the community walkouts, but then the pickleball courts are down even further. So that wall will help kind of buffer the sound from the pickleball court.

Chair Pehrson stated he agrees with Member Roney, a PRO is the only way this is going to be approved going forward for whatever it is going to be. Whatever its final course, we are not there yet. We don't have all the right information based upon some of the comments from the residents and fellow Commissioners.

Chair Pehrson inquired whether the pickleball courts would be lit to manage the usage of that to only daytime hours. Mr. Zimmerman responded that they would be donated to the City. Chair Pehrson suggested they remain unlit and that additional berm be added in the area to help suppress noise.

Every time a development comes forward with any kind of walking path, there is concern about security. Rather than talk about it in terms of everybody's opinion, Chair Pehrson would like to have the petitioner to look at the walking path in terms of security. Data is needed from the police department to understand other developments that have walking paths through their neighborhoods as to what the increase or decrease was of any kind of security issue.

Relative to the water flow and the water management plan, in addition to the water retention area, there needs to be additional swales or a different plan for the topography between the two developments to assure the folks that are there now that they are not going to be in any additional threat of water flow into that area, and that can be done very easily on whatever plan comes eventually forward to the

Planning Commission.

For both the townhome occupancy rate and the business occupancy rate, Chair Pehrson would like to see what data suggests now relative to where we are in today's time frame, not data from two or three, or four or five, years ago. What are the occupancy rates for both of those businesses? Chair Pehrson doesn't consider the retail area a strip mall. This really seems to be two outbuildings that are going to have multiple tenants. It's not a strip mall like what is at Ten Mile and Meadowbrook Road, but Chair Pehrson would like to see what the occupancy rates really are so that the Planning Commission can make an assessment and have an understanding as to viability of the project. There is a whole other business side that we are not going to get into.

The biggest problem that Chair Pehrson has with the plan right now is the traffic. He does not know if the applicant has ever driven up and down Ten Mile and seen the traffic backed up from Meadowbrook Road all the way to Novi Road. It's not infrequent, it happens multiple times during the week. Add a train in there and that might be something that helps the traffic flow just because people are turning around and they're tired of waiting for the train to go by. Chair Pehrson does not know, even with the applicant's generous offer to add a turn and the deceleration lane, how that's really going to improve that area for the number of traffic trips that are estimated, especially if the added outbuildings in the B-3 area have any kind of drive thru.

We have seen the utter failure of a development that we all agreed to, which is Starbucks at Beck Road and Grand River. The traffic flow for that particular business is ridiculous because it does back up at times on to Beck Road. We have to put some forward thinking into what the potential might be for that kind of drive-through so that we don't end up with anything that's going to include traffic further on to Ten Mile.

When the Planning Commission started looking at this piece of property, way back when, before anything was there before, after maybe Annie's Donuts and the apple orchard and things of that nature, it was going to be a Kroger. We all had heartburn with the Kroger going there just because of the size, the scale, and what it was going to do to the surrounding area. That would have been ten times worse than what this is, but again, we are not at a point where Chair Pehrson would be comfortable at all approving anything relative to the PRO from what we see here. He thinks there is a need to understand some of the comments made, so there are some real hard facts to work with, then incorporate those into the PRO.

This agenda item was discussed, but a motion on the item was not required.

MATTERS FOR CONSIDERATION

1. JSP22-19 SAKURA NOVI ARTWORK APPROVAL

Approval at the request of Sakura Novi, LLC for artwork to be permanently displayed on Building C. The subject property is located north of Grand River Avenue and east of Town Center Drive. A condition of the PRO Agreement for the project was for the artwork proposed for Building C to be approved by the City with site plan approval for Phase 1 but was deferred by the Planning Commission in July.

The Sakura Novi PRO Agreement includes the condition that the "Developer shall include high-quality Japanese-themed artwork as part of the design of Building C, to be approved by the City at the time of site plan approval for Phase 1". The elevations indicated a window area on the south-facing façade of Building C, which faces Grand River, as the location for an "Illuminated Spandrel Glass Art Mural Panel."

On July 27, 2023, the Planning Commission approved an extension of the necessary approval for the artwork piece in order to not delay the construction of the overall project. In approving the extension, the Planning Commission motion included the following conditions:

1. The applicant shall provide a model, drawings and/or high-quality rendering of the proposed artwork before the first Temporary Certificate of Occupancy will be issued for Sakura Novi, and not later than 12 months from the date of Final Stamping Set approval.
2. The artwork will be placed on a Planning Commission agenda for review and approval.

The applicant has opted to present a surface-applied 3D image, or sculpture, as opposed to the

decorative film on glass that was originally envisioned. It is thought that the 3D nature of the piece will create interesting shadows that will change throughout the day and seasons.

The artist, Don Brown, has experience in automotive, aircraft, architecture, advertising, product development, seating, graphics and education. The applicant has provided a photo of the preliminary scale model of the artist's sculpture. The model depicts a white-on-white cherry blossom motif in the location originally indicated for the artwork. Rather than being placed on a window, the glazing has been removed to surface mount the art piece. The cherry blossom, or Sakura, is a significant symbol in Japanese art and culture. As the development is named after this flower, it appears to be an appropriate symbol for the artwork facing Grand River Avenue.

The sculpture would be modeled out of Sign Foam. One manufacturer describes the material as "virtually indestructible, so it offers an unlimited lifespan in any application - inside or out. Sign Foam is lightweight, yet remarkably strong and stable over time."

Representing the Sakura Novi team tonight is Bruce Yeager, who can further describe the art and answer questions. The Planning Commission is asked to consider approving the artwork proposed if it is determined to satisfy the condition of the PRO Agreement.

Chair Pehrson invited the applicant to address the Planning Commission.

Bruce Yeager thanked the Planning Commission for their time and for the extension. The development team for Sakura Novi worked with Stamps School of Art and Design at the University of Michigan and the Japan America Society. They put together a committee of Jim Cogswell and Howard White from the University, Liseann Gouin from the Japan American Society, the original project designer Dave Peterhans, the project architect Wah Yee, and the ownership committee that looked at a variety of different options and solutions for this. They came to the conclusion the best choice would be a three-dimensional piece on that side of the building. They pushed forward with that design, sourcing an artist that is known to the developer for this project and known to the art school in Ann Arbor, and this is the piece that resulted.

The size of the piece when mounted on the building will be 9 feet high by 16 feet wide and it will be illuminated. Upon receiving the Planning Commission approval, the development team will sort out ways to illuminate the sculpture to make it most impactful and effective.

Chair Pehrson turned the matter over to the Planning Commission for consideration.

Member Lynch stated it looks good to him.

Member Becker stated he likes it a lot.

Member Dismondy stated he is all set.

Member Roney stated that if an artist says it is art, then it is. It looks very nice.

Chair Pehrson stated having lived in Japan for three years, he has seen this many times and it is beautiful.

Motion to approve JSP22-19 Sakura Novi Artwork made by Member Lynch and seconded by Member Roney.

In the matter of JSP22-19 Sakura Novi Artwork, motion to approve Don Brown artwork to be placed on the south elevation of Building C as shown and described in the applicant's materials because the request is consistent with the Planning Commission's motion of July 27, 2023 allowing a deferral of the submittal and indicating that the applicant shall provide a model, drawings and/or high-quality rendering of the proposed artwork within a given timeframe, that has now been provided in the Planning Commission's packet.

ROLL CALL VOTE ON MOTION TO APPROVE THE JSP22-19 SAKURA NOVI ARTWORK MADE BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY. Motion carried 5-0.

2. APPROVAL OF THE FEBRUARY 7, 2024 PLANNING COMMISSION MINUTES

Motion to approve the February 7, 2024 Planning Commission minutes made by Member Lynch and seconded by Member Dismondy.

ROLL CALL VOTE ON MOTION TO APPROVE THE FEBRUARY 7, 2024 PLANNING COMMISSION MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER DISMONDY. *Motion carried 5-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

Member Lynch requested that the woodlands and wetlands information given to him by the resident during the public hearing be added to the record.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the meeting made by Member Lynch and seconded by Member Roney.

VOICE VOTE ON MOTION TO ADJOURN THE FEBRUARY 21, 2024 PLANNING COMMISSION MEETING MADE BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Meeting adjourned at 8:51 PM.

*Actual language of the motion sheet subject to review.