

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

April 19, 2017

Proceedings taken in the matter of the PLANNING COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Wednesday, April 19, 2017

BOARD MEMBERS

Mark Pehrson, Chairperson

Ted Zuchlewski

John Avdoulos

David Greco

Michael Lynch

ALSO PRESENT: Barbara McBeth, City Planner

Rick Meader, Landscape Architect, Beth Saarela, City Attorney

Darcie Rechtien, Engineer, Kirsten Mellem, Planner,

Sri Komaragiri, Planner

Certified Shorthand Reporter: Jennifer L. Wall

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Novi, Michigan.

Wednesday, April 19, 2017

7:00 p.m.

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CHAIRPERSON PEHRSON: Call to order  
the April 19 regular meeting of the Planning  
Commission. Please call the roll, Sri.

MS. KOMARAGIRI: Member Anthony?

CHAIRPERSON PEHRSON: Absent,  
excused.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Here.

MR. ZUCHLEWSKI: Member Greco?

MR. GRECO: Here.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Here.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Here.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Here.

CHAIRPERSON PEHRSON: Member  
Giacopetti is absent too as well.

With that, if we could rise for

1 the Pledge of Allegiance.

2 (Pledge recited.)

3 CHAIRPERSON PEHRSON: With that,  
4 look for a motion to approve the agenda or  
5 modify thereof.

6 MR. ZUCHLEWSKI: Motion to approve.

7 MR. GRECO: Second.

8 CHAIRPERSON PEHRSON: We have a  
9 motion and a second. Any comments? All  
10 those in favor.

11 THE BOARD: Aye.

12 CHAIRPERSON PEHRSON: Anyone  
13 opposed say nay. We have an agenda.

14 We come to our first audience  
15 participation. If there is anyone in the  
16 audience that wishes to address the Planning  
17 Commission on something other than a couple  
18 of public hearings, please step forward at  
19 this time.

20 Seeing no one, we will close the  
21 first audience participation.

22 I don't believe we have any  
23 correspondence?

1 MR. GRECO: We don't have any  
2 correspondence other than related to one of  
3 the public hearings.

4 CHAIRPERSON PEHRSON: Any committee  
5 reports. City planner report, Ms. McBeth,  
6 good evening.

7 MS. MCBETH: Good evening. Nothing  
8 to report tonight.

9 CHAIRPERSON PEHRSON: Good for you.  
10 We come to our first public hearing, Griffin  
11 Funeral Home JSP17-13. It's a public hearing  
12 at the request of the Novi Funeral Home, LLC  
13 for special land use permit, preliminary site  
14 plan, storm water management plan approval.

15 Subject property is located in  
16 Section 20 at the southwest corner of Eleven  
17 Mile and Beck Road, and it is zoned RA  
18 residential acreage.

19 The applicant is proposing to  
20 construct a 13,000 square foot building, 98  
21 parking spaces, 23 land bank parking spaces  
22 and associated site improvement for the use  
23 as a funeral home.

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Special land use is required for a non-residential use in a residential zoned property.

Sri, good evening.

MS. KOMARAGIRI: Good evening. I would like to mention the subject property is located in Section 20 at the southwest corner of Eleven Mile Road and Beck. It is zoned residential acreage with option for planned suburban low rise overlay.

The proposed use of a mortuary establishment is allowed as a special land use under RA zoning. The property to the south is vacant and is zoned RA with PSLR overlay as well. The properties to the north are vacant and zoned R3 with a PSLR overlay. The properties to the east are zoned RA and have few existing single family residences as well.

The property that wraps the subject parcel on the west and for the south is zoned RA and is owned by Novi Community School District.

1                   There are no regulated woodlands  
2                   on the property. It has few regulated  
3                   wetlands which is essentially a minor part of  
4                   the existing pond.

5                   The applicant is proposing a lot  
6                   split of an existing parcel and is developing  
7                   the northern part with the current request.  
8                   A letter of intent is provided which states  
9                   that the southern property will be developed  
10                  for non-residential using the PSLR option.  
11                  Based on which staff has supported certain  
12                  landscaping waivers.

13                  The subject parcel currently  
14                  contains a single family home, garage and a  
15                  barn -- I'm sorry -- the single family home  
16                  is on the certain parcel which will be  
17                  developed later.

18                  The applicant is working with the  
19                  city and others to preferably find a new home  
20                  for the existing barn as part of this  
21                  project.

22                  The applicant is proposing to  
23                  construct about a 12,176 square foot building

1 with 98 parking spaces and associated site  
2 improvements. In addition he is requesting  
3 approval of 23 land bank parking spaces as  
4 indicated in red on the plan, based on the  
5 usage statistics from his current facilities.  
6 The site plan also indicates 12 assembly  
7 spaces indicated in blue. Planning supports  
8 the request for land banking, a waiver for  
9 noise impact statement and recommends  
10 approval of the site plan. Engineering also  
11 recommends approval with additional comments  
12 to be addressed with final site plan.

13 City Council designed  
14 construction standards, variance would be  
15 required for absence of sidewalk along Eleven  
16 Mile due to existing practical difficulty to  
17 extend the sidewalk beyond the subject  
18 property.

19 Landscape review indicates two  
20 waivers -- three waivers for not meeting the  
21 minimum height for the berm along western  
22 property and absence of required berm and  
23 buffer along southern property line and not

1 meeting the minimum requirements for street  
2 trees along Beck Road to avoid conflicts with  
3 corner clearance.

4 Landscape supports the request  
5 for absence of berm along southern property  
6 based on the letter provided by the  
7 applicant.

8 If the property is developed  
9 residential in future, the applicant agrees  
10 to provide a berm at that time. Traffic  
11 review estimated about 50 vehicles coming in  
12 and out at a given time during a funeral  
13 service. This is based on the estimate  
14 provided by the applicant that there would be  
15 approximately ten to 15 vehicles at a time of  
16 a procession and maybe the funeral attendants  
17 would be 30 to 70 based on the service. And  
18 the county estimated based on one to two  
19 occupants per vehicle. Because funeral  
20 services are assumed to not occur during peak  
21 traffic periods, there is not enough  
22 estimated traffic to warrant a left turn lane  
23 or left turn passing lane.



1 Traffic determined that the  
2 estimated traffic counts would have  
3 insignificant impact on current traffic on  
4 Beck. It wouldn't worsen the existing  
5 situation. Traffic recommends approval with  
6 additional comments to be addressed with  
7 final site plan.

8 The new outlet control structure  
9 has been proposed and would be installed in  
10 the northwestern corner of the existing pond  
11 in order to regulate the outflow of the site  
12 storm water. A minor wetland permit and a  
13 letter of authorization to work within the  
14 buffers are to be approved administratively  
15 for the proposed work. Wetlands recommended  
16 approval.

17 Facade noted that the design is  
18 in full compliance with the facade ordinance  
19 and will harmonize well with other buildings  
20 in the surrounding area. Facade recommends  
21 approval. The current slide displays the  
22 view of the building from different  
23 directions.

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The applicant also submitted a material sample sheet indicating the type of materials.

Fire recommends approval with some recommendations to be addressed at the time of the final site plan.

The Planning Commission is asked tonight to hold the public hearing and approve the special land use, preliminary site plan and land bank parking and storm water management plan.

The Planning Commission is also asked to review the site plan based on the special land use considerations, listed in Section 6.1.2C and also make a finding for the adequacy of the proposed assembly spaces.

The applicant David Griffin is here tonight with his engineer Rick Hofsess and the landscape architect Steve Deak to answer any questions you may have. Staff is here as well.

CHAIRPERSON PEHRSON: Thank you, Sri. I appreciate that.

1 Does the applicant wish to  
2 address the Planning Commission at this time.

3 MR. GRIFFIN: Good evening. My  
4 name is David Griffin. Thank you for  
5 allowing us to come to the meeting tonight.

6 My family currently has four  
7 funeral homes, one in Westland, Canton,  
8 Livonia, and the Northville community. It's  
9 going to be a great honor to be able to  
10 develop this parcel and to the Novi city.

11 Today I brought Rick, along with  
12 Steve to answer any further questions  
13 regarding design on the engineering along  
14 with landscape. Thank you.

15 CHAIRPERSON PEHRSON: Thank you,  
16 appreciate that.

17 This is a public hearing. If  
18 there is anyone that wishes to address the  
19 Planning Commission on this particular topic,  
20 please step forward, at which time you have  
21 three minutes to make your statement.

22 AUDIENCE PARTICIPANT: Good  
23 evening. My name is Mike McHugh. I live in

1 Novi, I have for 20 years. I not sure I  
2 agree with Novi -- the road of Novi will not  
3 be impacted. I drive it every day. I have  
4 two parcels actually right across the street  
5 from your proposed area. My daughter just  
6 built a home right on the corner directly  
7 across from Boscus.

8 Concerns we have is there is only  
9 two ways in and out of that subdivision.  
10 There is seven cemeteries north of where this  
11 is proposed, if they're taking off north to  
12 block it both ways of this intersection of  
13 the road, no way in, no way out, then it's  
14 blocked. If there is an emergency in this  
15 subdivision, there is no way in no way, no  
16 way out while this is going through there.

17 I just don't understand with all  
18 the commercial properties that are available,  
19 why we would take residential. We purchased  
20 there to be in residential, it's a commercial  
21 building. You can call it what you want for  
22 special use, but you're taking residential,  
23 turning it into commercial. We just -- we

1 don't like it, nothing against you guys,  
2 funeral homes, but this doesn't make sense to  
3 us. Thank you.

4 CHAIRPERSON PEHRSON: Thank you,  
5 sir. Anyone else?

6 AUDIENCE PARTICIPANT: Good  
7 evening. My name is Mark DeMichael. We just  
8 built a house at 47289 Sierra, right across  
9 the street. I have two children, one of the  
10 reasons we did build a house there is the  
11 beautiful landscaping right across the street  
12 from Beck Road. We love looking at the farm,  
13 the animals, the barn, the sunsets, it's  
14 beautiful. I think that will all be taken  
15 away from my family, with this structure  
16 being built. There is a preschool being  
17 built right next to it. Just, in my eyes  
18 doesn't seem like it would be a perfect fit.  
19 I understand there is an old folks home,  
20 there is a hospital, it kind of lines up, but  
21 for someone who lives right across the street  
22 it absolutely would be a no for me. I hope  
23 this does not go through, and thank you for

1 your time.

2 CHAIRPERSON PEHRSON: Anyone else?

3 AUDIENCE PARTICIPANT: Good

4 evening. I'm Mike Wang. I live at Eleven  
5 Mile. I've been a resident of Novi at that  
6 location for 32 years. And I don't support  
7 the change from RA to the special use, even  
8 though I know we will all have to use the  
9 facility at some point in time, but the issue  
10 is, that I think that there is better use to  
11 maintaining it, as RA, and as the other  
12 gentleman mentioned, there is other land that  
13 would be available, for example, along the  
14 Grand River corridor right at Beck Road,  
15 there is an open area that the funeral home  
16 can go in.

17 So I would request that we not  
18 accept this and look at the relocation of it.  
19 Thank you.

20 CHAIRPERSON PEHRSON: Anyone else?

21 AUDIENCE PARTICIPANT: My name is  
22 Kelly DeMichael (ph). I live across the  
23 street. My husband spoke earlier. I just

1 also wanted to add onto what he said. The  
2 school buses are also parked and held off of  
3 Eleven Mile, and in between Beck Road and  
4 Taft Road and get to the middle school, they  
5 have to cross that intersection. If there is  
6 a funeral going on, a procession, that's 15  
7 to 30 minutes long, however long it is, the  
8 school buses aren't going to be able to get  
9 to the middle school if the procession is  
10 headed north. If they do, they have to go  
11 all the way around miles out of the way. So  
12 that's a huge factor and that intersection is  
13 already so congested, as it is, and having a  
14 funeral home there is just -- it should be  
15 out of the question for anybody. I have  
16 small children. We can't even get approved  
17 for a fence, a four foot fence in our yard,  
18 but these folks may get approved to put a  
19 commercial building in a residential area.  
20 It's seemingly preposterous. I have lost my  
21 train of thought, but I hope that you folks  
22 could take this into consideration if you  
23 lived across the street from this area.

1 Thank you.

2 CHAIRPERSON PEHRSON: Thank you.

3 Anyone else?

4 AUDIENCE PARTICIPANT: My name is  
5 Charlene. I'm sorry if I'm tired. I just  
6 got off work, you have to ask yourself, what  
7 is the asset to putting this special  
8 something in this spot when you have other  
9 spots you could put it. And the only outcome  
10 of you putting it there, it's going to  
11 decrease property values, increase traffic,  
12 and there is no value to Novi. How is  
13 putting this funeral home in this particular  
14 location an asset to Novi? It's really not.  
15 Increases traffic, decreases property values.  
16 There is other places you could put it, so  
17 why would you want to put it here? I just  
18 understand it's like a special needs location  
19 whatever it is, that you could do it, but I  
20 really don't think it's an asset to Novi to  
21 put it there. Put it someplace in the  
22 commercial area. All the property values  
23 around there are going to drop. The traffic



1 is going to increase and nobody wins, not  
2 even Novi. There is really no benefit to  
3 putting it there. And I really want you guys  
4 to search your souls and say, if you lived  
5 across the street in that value -- or in that  
6 property, you bought that property, assuming  
7 it was residential, how would you feel if out  
8 of the blue a funeral home says, we are going  
9 to pop a funeral home here. How would you  
10 feel about that? Thank you for your time.

11 AUDIENCE PARTICIPANT: I'm Rick  
12 Winert. I am a resident of Pioneer Meadows,  
13 and I object to the plan of a special use of  
14 this RA zoned property. I think it's a  
15 terrible use of the property. It's a  
16 beautiful piece of property, zoned RA for a  
17 reason. You have wetlands there. You have  
18 emergency EMS right across the street. You  
19 have schools at both ends of Eleven Mile and  
20 Taft and Eleven Mile and Wixom Road. A lot  
21 of school traffic. You have another school,  
22 I guess, day-care, whatever you to call it,  
23 that's just opening there on the corner also

1 across. Beck Road right now can't handle the  
2 traffic that it has and this will just be  
3 congestion and terrible use of that piece of  
4 property. Thank you.

5 CHAIRPERSON PEHRSON: Thank you,  
6 sir.

7 AUDIENCE PARTICIPANT: Good  
8 evening. My name is Michael Darvosic (ph).  
9 I'm a three and a half year homeowner on  
10 Denzer (ph) Road. I have the fortunate  
11 ability to live in a house that's zoned RA.  
12 I think we should have more RA housing in  
13 Novi. It's kind of rare in a city now to  
14 have a large property, for single family  
15 homes. I hate to see one of those  
16 opportunities destroyed by rezoning this to a  
17 special use. I think the quadrant between  
18 Beck and Eleven Mile all the way from Taft,  
19 that whole area should be kept for just  
20 residential and school functions only. I  
21 think having -- bringing in commercial  
22 outside in that area, it just ruins the whole  
23 effect of the city on that side. When you're

1 in that area, it just feels like you're in a  
2 different place of Novi. There is nothing  
3 else around that really conflicts other than  
4 homes and schools. It's just great living  
5 over there. So I would vote against this. I  
6 thank you for your time.

7 CHAIRPERSON PEHRSON: Anyone else?

8 Seeing no one else, do we have  
9 any correspondence?

10 MR. GRECO: Yes, we do have some  
11 correspondence.

12 We received a correspondence  
13 form, first one that I have received here, I  
14 apologize for mispronouncing -- Michael  
15 Tahalder at 25827 Strathhaven, objects, Beck  
16 Road is already terrible with regard to  
17 traffic, and Grand River has many other  
18 locations or better locations.

19 Next from Steven Kaiser at 49269  
20 Sierra Drive, also objects to the special  
21 land use request because it's the wrong  
22 location for this purpose, traffic problems  
23 created by residential, school bus,

1 elementary, middle, high school combined with  
2 morning and afternoon traffic, and believes  
3 it would not be a good fit, being a funeral  
4 home. There are many other places on Grand  
5 River that may be better suited for the area.

6 Next we have Julia Agol, also  
7 objects because there are six schools in the  
8 area, two EMT stations at the corner of the  
9 intersection, multiple subdivisions and  
10 believes that funeral processions will hold  
11 up traffic causing delays, could cause  
12 depression in kids and adults as well having  
13 this type of facility.

14 Next correspondence is from  
15 Sandra Height, at 22677 Indianwood Drive,  
16 believes that it should remain -- the area  
17 should remain residential.

18 That concludes the correspondence  
19 that we received.

20 CHAIRPERSON PEHRSON: Thank you.  
21 With that we will close the public hearing on  
22 this particular matter, turn it over to the  
23 Planning Commission for their consideration.

1 Who would like to start. Member Lynch.

2 MR. LYNCH: I guess the question I  
3 have is, you know, where does this stop.  
4 This seems like a spot zoning to me,  
5 personally. We have -- I don't mind that  
6 this thing would go to residential somewhere,  
7 even to increase the density. I think it  
8 kind of makes sense in this area. But it  
9 seems like Grand River, a major business  
10 corridor, and then south and north of Grand  
11 River, we have zoned as residential, it's  
12 been kind of strategy of the city. Then we  
13 also put in a low rise type development along  
14 Eleven Mile, that may be a better fit. I  
15 mean, the building looks nice. I agree the  
16 building looks nice and the landscaping, all  
17 that. But I just wonder where is this going  
18 to stop, and are we setting any kind of  
19 precedent by jumping from a residential to  
20 what -- I mean, what basically is a business  
21 or commercial use. And if we do this, what  
22 are we going to do in the future when a  
23 similar request comes in front of the

1 Planning Commission in a residential area to  
2 put in a commercial plan. I think that we  
3 should share some experience. I remember  
4 there was a decision made on -- what was  
5 it -- Ten Mile and Beck, I believe that there  
6 was talk about putting a commercial business  
7 in there. And we said, no, we want to leave  
8 it as a residential area, and we ended up  
9 approving those two residential  
10 subdivisions -- we increased the density  
11 because you have to give the property owner  
12 an opportunity to develop the property. I  
13 guess my question for the Commission is, you  
14 know, are we setting ourselves up for  
15 something in the future. Is this something  
16 that some other developer could use to say,  
17 wait a minute, you did it for them, you know,  
18 are we obligated to do it for someone else in  
19 a residential area.

20 So I am a little -- I will listen  
21 to the dialogue of my fellow commissioners.  
22 But I am a little concerned jumping from a  
23 residential -- whether it's RA, you know,

1 that can be debated, whether it should be an  
2 RA, R2 or R3, but jumping from a residential  
3 to a -- with all intents and purposes are  
4 commercial. I am not comfortable with that.  
5 That's my comments.

6 CHAIRPERSON PEHRSON: Thank you,  
7 Member Lynch. Member Zuchlewski.

8 MR. ZUCHLEWSKI: First off, I would  
9 like to tag onto what Mike said. I feel the  
10 same way. I think the property on the north  
11 side of Eleven Mile is already -- has  
12 multiple, has some commercial on it, what  
13 have you. And I always felt that Eleven Mile  
14 was the line, you know that Eleven Mile north  
15 of Eleven Mile. So that was my one thought.

16 The second comment I have is,  
17 Barb, what goes directly -- what's the plan  
18 for directly south of this site that has the  
19 home on it? And I mean, what are we looking  
20 for in the future, would there then be an  
21 extension of commercial going south? I am  
22 just trying to figure out, you know, what's  
23 the ultimate plan here that we are looking

1 at.

2 MS. MCBETH: That's a good thought.  
3 That was something we had discussed with the  
4 applicant on the occasions when we had  
5 meetings and talked about this. The land  
6 is -- in our future land use plan planned for  
7 suburban low rise uses. You might recall  
8 there are more intense uses closer to Grand  
9 River, and as you move south, the idea would  
10 be to have a transition to single family  
11 residential types of uses. There are a lot  
12 of standards in this suburban low rise  
13 ordinance.

14 MR. ZUCHLEWSKI: So this would be  
15 our first transitional piece, going south of  
16 Eleven?

17 MS. MCBETH: A couple of other ones  
18 have actually used suburban low rise. The  
19 day-care that just is recently completing  
20 construction on Beck north of Eleven Mile. I  
21 am trying to think if there was another one  
22 at that location. But actually this is sort  
23 of unique that the underlying zoning that are



1 residential zoning also allows funeral homes  
2 as a special land use. So anywhere in the  
3 city somebody could come and propose a  
4 funeral home as a special land use.

5 MR. ZUCHLEWSKI: This would be in  
6 the same ballpark as a day-care center?

7 MS. MCBETH: It would. It would.  
8 It could be considered similar to that. But  
9 actually anywhere in the community that's  
10 zoned residential, somebody could come and  
11 apply for special land use consideration,  
12 which has, as you know, additional factors  
13 that the Planning Commission can consider, as  
14 to whether to approve it or not approve it at  
15 a specific location.

16 MR. ZUCHLEWSKI: I mean, I love the  
17 plan. I love the architecture. I love the  
18 landscaping. I like the pond remaining. I  
19 like the fact that that intersection of that  
20 corner is not going to be blocked and, you  
21 know, the visibility, the sunsets. That sort  
22 of thing. That's not going to go away from  
23 the neighbors. This is going to be a

1 beautiful facility.

2 If we look at former facilities  
3 that the applicant has, they're all  
4 well-maintained and what have you. I really  
5 don't see that there is an issue of traffic.  
6 You know, anybody who has lived around one of  
7 these things, attended a funeral, no matter  
8 where it is, funeral parlors do not back up  
9 traffic. And they always work around times  
10 and what have you, with people. So I don't  
11 see any of the congestion really that's  
12 talked about. There is a lot of other things  
13 that are going to create a lot more  
14 congestion, and just the fact that they can  
15 stage later times so that, you know,  
16 nobody -- there is never funerals when the  
17 roads are busy. It's not an issue. So I  
18 don't see that.

19 What I am concerned about is the  
20 facility going south of Eleven Mile, and I  
21 know it's allowed there. But it is a  
22 commercial -- you know, if it could go  
23 further, go on the other side of Eleven Mile.

1 And I know that Griffin has spent an awful  
2 lot of money and effort trying to -- I mean,  
3 they have spent a lot of money for this  
4 presentation, as far as they have gone, but I  
5 think they could pick that up and move it to  
6 another site, too.

7 Drainage might be different and  
8 sewers, whatever, but I mean, the building,  
9 the facility and that, I mean, there is a lot  
10 salvagable here. I don't think we are  
11 throwing them to the woods. So for that, I  
12 would vote against it.

13 MR. GRIFFIN: Can I say something?

14 CHAIRPERSON PEHRSON: Hold on a  
15 second. You have to be asked directly, then  
16 you can respond. Member Avdoulos.

17 MR. AVDOULOS: Thank you, Chair. I  
18 guess I had the similar concerns that, you  
19 know, a lot of the residents came up and  
20 presented. The first concern that -- as I  
21 was reading the information was, you know,  
22 related to traffic, but I think knowing how  
23 funeral homes are run, a lot of the funerals

1 really don't start until about 10:00 or 10:30  
2 in the morning. And a lot of the processions  
3 really are generated through the churches and  
4 the funeral homes.

5 But it's an interesting issue  
6 because this piece of property is really a  
7 landmark piece of property in the City of  
8 Novi. A lot of people use that barn as an  
9 indicator of, you know, where they have  
10 entered the big wreath that's up there at  
11 the Christmas holidays, that's really an  
12 important part of this area.

13 Funeral homes within a  
14 residential area is not unusual either.  
15 Special land use is known for funeral homes,  
16 but it's also for churches and churches are  
17 residential areas.

18 As I was reading this, I actually  
19 drove in through Northville, Casterline  
20 funeral home is an old residence that was  
21 changed into a funeral home. It's right in  
22 the neighborhood. I believe it's Lynch in  
23 Milford, you know, right in a neighborhood.

1 So I don't think it's a big detriment.

2 I think the issue that we're  
3 having is that it's one, it's a beautiful  
4 piece of property, the owner of the property,  
5 you know, obviously sold it, and the current  
6 owner is looking to do something with it, and  
7 trying to work with the city to see if this  
8 is something that would be approved and would  
9 be applicable in this location.

10 The size of it is something I  
11 think that concerns some folks because it's  
12 like 12,000 square feet, so it's big, it has  
13 a residential character though, and, you  
14 know, it's a low rise, the prairie style, so  
15 it's fitting in with, you know, a residential  
16 feel.

17 But I think the prominence of  
18 where it's at, and Beck Road does get crazy,  
19 you know, I live west of Beck Road off Nine  
20 Mile, and yes, there is times where it's  
21 really busy, that's during the morning and  
22 afternoon.

23 The big question that I have or

1 the concern is that just like the two members  
2 before me, utilizing in my mind Eleven Mile  
3 as sort of a demarcation point where you want  
4 to maintain commercial north of that, and  
5 then have the residents feel south of that,  
6 the school that they have created is done  
7 really well. The development that they have  
8 done around the hospital is really well.  
9 This sort of -- this kind of development here  
10 mimics the rehabilitation center further down  
11 on Eleven Mile, so we have got that  
12 residential feel. But in this particular  
13 location, that was my concern, too, creating  
14 a precedent that may trickle down and, you  
15 know, have other issues.

16 The issue of the funeral home,  
17 you know, Griffin has -- you know, they have  
18 great facilities and they keep them up, so I  
19 don't really think that, you know, this is  
20 going to be let go in any disarray, but I  
21 think that you have to take some of the  
22 concerns of the residents. I think I had  
23 some of those also. So I will just wait to

1 hear some more before I decide on anything.

2 CHAIRPERSON PEHRSON: Member Greco.

3 MR. GRECO: Thank you, Chair

4 Pehrson.

5 When I initially reviewed this  
6 plan, I did not -- well, the location caused  
7 me some concern, not necessarily thinking in  
8 my mind as Eleven Mile being a demarcation  
9 line. Now that you guys bring it up, I think  
10 it does make sense, but because of its  
11 location, and the issues that we had on the  
12 Planning Commission, even when Member  
13 Avdoulos was with us the first time about  
14 that Ten Mile and Beck Road that we have all  
15 dealt with, so many times, which was a little  
16 bit of a different issue because individuals  
17 and developers were coming in to rezone the  
18 property, which is definitely a different  
19 issue than this special land use, which  
20 Ms. McBeth pointed out is a permissible use  
21 under certain circumstances in the  
22 residential area.

23 However, we are -- we have

1 discussed so many times before this  
2 Commission regarding the southwest quadrant.  
3 This is a little north of what we are  
4 starting to get closer to it, and we are  
5 talking about the low rise suburban and  
6 developing off of Grand River coming down  
7 south, it's on the south side of Eleven Mile,  
8 and it is something that I think,  
9 particularly when we have the input of the  
10 residents, which we have to consider, makes  
11 me question whether or not this is  
12 appropriate for this site.

13 Now, that being said, just  
14 addressing some of the residents that are  
15 here, you know, it is zoned residential, all  
16 right. Beck Road at this point in time with  
17 the way just the county has developed, the  
18 way Novi has developed, even with all the  
19 residential around there, has become a  
20 significant thoroughfare. So it is not just  
21 a traditional residential area tucked away,  
22 and the traffic issues are traffic issues,  
23 there is no doubt about it.



1 But with regard to these  
2 properties, and it is unfortunate that all of  
3 these things are going to change over time.  
4 If this property isn't developed this way, it  
5 is going to be developed at a certain point  
6 in time and it may be developed residential,  
7 and it may be developed residential in a way  
8 that the individuals around the residential  
9 are not happy because it becomes more dense,  
10 based upon what's going on there.

11 And so you are kind of a damned  
12 if you do, damned if you do sometimes with  
13 all these and what you are looking for.

14 But given the circumstances,  
15 given the elements and the factors that we  
16 need to consider, and given the input of the  
17 residents, which I think we need to take into  
18 account, I don't believe that this is a plan  
19 that I can support.

20 And I mean, like the other  
21 commissioners indicated, I think Member  
22 Zuchlewski pointed out significantly,  
23 particularly for the residents looking west,

1 I mean, this is a plan that keeps your site  
2 plan lines with respect to sunsets available,  
3 which may change significantly if another  
4 plan goes in there, even if it's residential,  
5 like we have had other issues further south  
6 down the road.

7 But that being said, it is a  
8 commercial building, it does require us to  
9 meet, I will say meet or exceed certain  
10 factors to be in a residential neighborhood  
11 just because it's a permitted use, doesn't  
12 mean that these are easily just met, these  
13 factors, and because it's again, commercial,  
14 south of Eleven Mile. I don't believe it's a  
15 plan that I can support at this point. Thank  
16 you.

17 CHAIRPERSON PEHRSON: Thank you.  
18 Mr. Griffin, did you want to address the  
19 commission, give you the opportunity.

20 MR. GRIFFIN: I was just informed  
21 perhaps we should table this vote for right  
22 now so the staff can talk. You know, I do  
23 have a concern also.

1                   Mr. Lynch, on a side bar, are you  
2 any relationship to anybody from the Lynch  
3 funeral home?

4                   MR. LYNCH: No, I am from the poor  
5 side of the Lynch family.

6                   MR. GRIFFIN: No relationship?

7                   MR. LYNCH: No relationship.

8                   MR. GRIFFIN: Gentlemen, our family  
9 has been in business since 1954. I grew up  
10 above the funeral home. My mom and my dad  
11 are both licensed funeral directors. My mom  
12 is 88 years old, she is a licensed funeral  
13 director. She still lives above the funeral  
14 home in Westland. Every property in every  
15 community that we have gone into, we have  
16 been an enhancement. We just purchased two  
17 and a half years ago the Northman Sassman  
18 funeral home. It was in complete disarray.  
19 That's in Northville. We won the  
20 beautification award last year. We are now  
21 the largest provider of funeral service in  
22 the Northville community.

23                   We have a funeral home in Canton,

1 we built that funeral home in 1992, and the  
2 only thing I can say is every community that  
3 we have gone to, we have given great respect,  
4 service, and class of all the communities.

5 The concerns that you bring up --  
6 and I do respect some of the comments that  
7 were made by the residents. I went into this  
8 property by the zoning, by the location, by  
9 recommendation of what we can do, to build  
10 the funeral home on this corner.

11 We are trying to work with Paul  
12 Bosco, the current owner, regarding the barn.  
13 I traveled up and down Beck Road myself with  
14 my children. Everybody loves the barn. But  
15 unfortunately, one day the barn is going to  
16 be gone. One day unfortunately your view is  
17 going to be gone. I can tell you the  
18 enhancement that we would bring to the  
19 community as a service, as a pride, as a  
20 structure, I am not up here as a developer,  
21 who is going to walk away at the end of the  
22 day. My name is on the sign. My brother is  
23 a licensed funeral director. I happen to be

1 one, of course.

2 We have the honor of having the  
3 largest family owned funeral home on the west  
4 side of Detroit. You don't do that by  
5 accident.

6 I just know that the proposed  
7 building at its location, on numerous travels  
8 that I can -- I don't know how often I have  
9 talked with Barbara regarding other  
10 locations, whether it's Grand River, whether  
11 it's the north side of Eleven Mile Road, that  
12 all the property happens to be extremely wet,  
13 rather than dealing on Eleven Mile Road and  
14 Beck with the woman who owns not only that  
15 property, but also on the property on Beck  
16 Road and Grand River.

17 The concerns that are brought up  
18 are going to be nominal concerns regarding  
19 the structure and what we are going to be  
20 providing to the community.

21 I guess, foremost, I am not  
22 walking away from his project as it's going  
23 up and I am going else elsewhere. I am

1           there. I am there as I am every morning,  
2           7:30, 8:00 between four funeral homes with my  
3           family, giving that type of service for what  
4           we do. I am not building this project and  
5           going someplace else. My name is on the  
6           sign. I believe in guidance. That makes a  
7           big difference of what's going to go on this  
8           morning. It's not going to be a day-care,  
9           it's not going to be any other type of  
10          commercial facility, it's going to family run  
11          and family operated. You don't get that very  
12          often these days. With the amount of pride  
13          and dedication that we bring to the  
14          community. That's the reason we love to be  
15          part of the Novi city.

16                   MR. DEAK: Good evening. My name  
17                   is Steve Deak. I am the landscape architect  
18                   on the project. I just have a question for  
19                   Ms. McBeth. I was obviously in the process,  
20                   I've handled all the landscaping, and Andy  
21                   Wozniak, who handled a lot of the planning  
22                   application questions isn't here, Rick  
23                   Hofsess from his office is here. I have

1           dealt with a lot of land planning, rezoning  
2           issues.

3                         So I have a question for  
4           Ms. McBeth based. On the comments we are  
5           hearing from the Commission, with the special  
6           land use, with one scenario that could play  
7           out here, if we are denied, David, as the  
8           applicant, does this end here, does it go to  
9           City Council for their vote on it as well?  
10          What's the process under that scenario?

11                        MS. MCBETH: So in this district  
12          the Planning Commission is responsible for  
13          making the decision under the residential  
14          zoning.

15                        MR. DEAK: So it starts and ends at  
16          the Planning Commission?

17                        MS. MCBETH: Because of the  
18          residential zoning. If you chose to go with  
19          the plan suburban low rise, then that is a  
20          different process, that would go onto City  
21          Council.

22                        MR. DEAK: Okay.

23                        MR. ZUCHLEWSKI: I would like to

1           make a comment. Again, I indicated that the  
2           architectural, the landscaping, everything in  
3           this presentation is fantastic. It's  
4           absolutely fantastic. I don't think we are  
5           struggling with the idea of a funeral home.  
6           I think we are struggling with the idea if we  
7           are trying to maintain, that's why I brought  
8           it up. I would be tickled pink if we could  
9           pick this up and move it someplace else. I  
10          think it was an indication that you had  
11          talked to Barb about other locations and they  
12          had high water tables. All right. But I  
13          think that's something that we have  
14          throughout Novi, you know, most of our  
15          residential areas have high water tables,  
16          sump pumps are running all night long.

17                        So, I don't think it's the water  
18                        table issue or, you know, I don't think it's  
19                        the design, the architectural design, the  
20                        landscaping or the business. I mean, all  
21                        that -- I'm elated that you want to come  
22                        here. I think it's wonderful. So, I don't  
23                        think it's any of those issues. I think it's



1 the idea of Eleven Mile, south of Eleven Mile  
2 and it is, we all know it is zoned  
3 permissible.

4 This special -- so I think it's  
5 more, if we can move it north of Eleven Mile,  
6 you know, I think there is a lot that can be  
7 salvaged here, maybe engineering, site  
8 engineering can't, but a lot of it can.

9 And if there is any possible way  
10 we can find another sight, we would be happy  
11 to approve this presentation. And I think  
12 that goes, you know, I am listening to the  
13 people that live there, and, you know, when I  
14 think of funeral homes, I think they're  
15 mostly on main streets, Seven Mile, Nine  
16 Mile, Five Mile, Middlebelt Merriman, they're  
17 on streets that aren't residential, but  
18 they're also, you know, State Farm next to  
19 them and AAA's next to them. So there is  
20 that mix.

21 MR. GRIFFIN: Beck Road is a  
22 different animal. Beck Road is one of the  
23 major through roads with highway

1 accessibility.

2 AUDIENCE PARTICIPANT: It's only a  
3 two-way road then though.

4 MR. GRIFFIN: You have development  
5 north of Eleven Mile Road, whether it's the  
6 hospital, the retirement center, Beck Road is  
7 what it is. Whether it's two lanes, it is a  
8 road that's going to be developed. This is  
9 an opportunity to have the right development  
10 on this corner. This is a cross between  
11 commercial and the residential mixture, with  
12 very low traffic and very low visibility  
13 through the day.

14 MR. ZUCHLEWSKI: I can add to that.  
15 We know what we are going to get. So it's  
16 something to consider. You know we do know  
17 what we are going to get.

18 Barb, what are the options on  
19 that site? If somebody else comes in here  
20 and it gets rezoned special land use, what  
21 are other options, that the neighbors could  
22 be facing just so we know.

23 MS. MCBETH: On a parcel of this

1 size, in a residential district, you can have  
2 single family homes, you could have a church,  
3 you could have a fairly small day-care, with  
4 that planned suburban low rise overlay, that  
5 we have, you could have any of the uses that  
6 are allowed in the residential, that's the  
7 application that they filed under. Or as a  
8 special land use, you can have low rise  
9 multiple family buildings, congregate care,  
10 assisted living, day-care center,  
11 professional offices, medical offices, places  
12 of worship, elementary primary schools and  
13 also you can have the mortuary establishment.

14 MR. ZUCHLEWSKI: Barb, what would  
15 the maximum height -- what would be the  
16 maximum that they could look at, say a  
17 church, or you said medical or something,  
18 what's the limit of height allowable for  
19 those type of facilities.

20 MS. MCBETH: In the planned  
21 suburban low rise it would 35 feet or two  
22 stories maximum.

23 MR. ZUCHLEWSKI: So 35 feet we

1 could end up give --

2 MR. GRIFFIN: We are at one.

3 MR. ZUCHLEWSKI: I just wanted to  
4 mention this for the residents. So they know  
5 what they have, they will still be able to  
6 see the pond, they will still be able to see  
7 the sunsets and their visibility won't be  
8 blocked.

9 MR. GRIFFIN: We plan to put a  
10 fountain in the pond. We plan to enhance  
11 that corner.

12 AUDIENCE PARTICIPANT: Excuse me.  
13 Can I ask a question?

14 CHAIRPERSON PEHRSON: No, not right  
15 now.

16 MR. GRIFFIN: We plan to bring  
17 value to the community.

18 CHAIRPERSON PEHRSON: Are you done?  
19 Let me put my contrarian comments on the  
20 record.

21 This property is going to be  
22 developed. It's been sold. It's going to be  
23 developed. It can be a 35-foot tall medical

1 office building. Beck Road is going to  
2 become a five lane highway roadway at some  
3 point time in the not too distant future.

4 This is Ten Mile and Beck  
5 revisited because we don't like what we don't  
6 like. This Eleven Mile is one of those  
7 arbitrary roads that we have chosen to  
8 hopefully keep everything north of for the  
9 application for the special land use, I don't  
10 think you could find a better fit than what's  
11 being suggested. I think the building is too  
12 large for the area. I have concerns about  
13 the traffic that I think need to be  
14 addressed. I think it was brought to the  
15 Planning Commission under the wrong special  
16 land use. I think it should have come under  
17 the PSLR, which would have given a little bit  
18 more flexibility.

19 Whether the barn is there or not,  
20 the barn is going to be gone. I hate to see  
21 the barn go. I live less than a mile away  
22 from this area, but if we are going to have a  
23 transition, I'd rather have something like

1           this with the commitment of the people that  
2           own the building that are going to be there,  
3           than a medical office building that's going  
4           to have vacancy signs hanging out every six,  
5           eight, ten months.

6                        I can appreciate the input from  
7           the residents that live nearby. But I am  
8           going to tell you that if this gentleman  
9           wasn't here and it was going to be a two or  
10          three story office building, there would be a  
11          lot more of you in this audience with a lot  
12          more vigor and a lot more anger probably  
13          built up in you than what's being proposed  
14          here. That's not to say we can't find the  
15          perfect fit. I don't know what that is yet.  
16          But I am in support of the idea for the  
17          special land use, given the criteria of the  
18          special land use which we have to judge this  
19          on. It's not spot zoning. It does meet the  
20          criteria, in my mind, for special land use.  
21          I think there are things that could be done  
22          to help the site to make everyone a little  
23          bit more happy with what's going to go on

1           there. Those are my comments. Anyone wish  
2           to make a motion?

3                       MR. AVDOULOS: I have a question.  
4           From Mr. Griffin, there is a letter that you  
5           provided to the city indicating that -- how  
6           much of the property do you own? Do you own  
7           like --

8                       MR. GRIFFIN: I bought it all.

9                       MR. AVDOULOS: So the letter  
10          indicates that the intention is to sell the  
11          south parcel of development for  
12          non-residential use?

13                      MR. GRIFFIN: Right now there  
14          hasn't been a discussion either residential  
15          or for other use.

16                      Regarding the value of this  
17          property, if it is going to be residential  
18          use and stay it, I would hope what Paul Bosco  
19          would change his mind and stay on the  
20          property we are going to put the berm on.  
21          Paul is in his 80s right now. He wants to  
22          get out. This property was going to be sold  
23          numerous times, but I don't have any plans

1 right now for the south parcel.

2 MR. AVDOULOS: I think that this  
3 came up because of the berm issue.

4 MR. GRIFFIN: Absolutely.

5 MR. AVDOULOS: Then I guess the  
6 question is, could this owner sell the  
7 property for non-residential use even though  
8 it's zoned RA.

9 MS. MCBETH: Yes, they could. As  
10 we were talking about, the various uses that  
11 would be permitted with the planned suburban  
12 low rise.

13 MR. AVDOULOS: It would be with  
14 that particular overlay or whatever is in the  
15 master plan.

16 MR. DEAK: Can I ask one more  
17 question before you put a motion forth.

18 I guess I will direct it to the  
19 Commission, but it's also one maybe  
20 procedurally to Ms. McBeth.

21 Is it possible to consider  
22 tabling our request this evening to  
23 reconsider after the comments we heard, or I



1           guess procedurally if the vote is a denial  
2           this evening, what does that affect in the  
3           process if we come back again with a special  
4           land use, but modifying whatever aspects of  
5           it, working with staff procedurally is there  
6           a difference, is one better for us to work  
7           with the staff and accommodate some of these  
8           concerns, 1 the or other?

9                   MS. MCBETH: Through the Chair, I  
10           think we have all heard some of the Planning  
11           Commission's comments and concerns as well as  
12           the nearby residents, concerns if we would  
13           like to continue the dialogue with us, we can  
14           talk about the different options that have  
15           been done.

16                   It might be better for you to  
17           request that the matter be postponed or  
18           tabled as a means for you to continue the  
19           conversation with staff potentially bringing  
20           it back to the Planning Commission.

21                   CHAIRPERSON PEHRSON: Any other  
22           questions?

23                   Member Greco.

1 MR. GRECO: I would like to make a  
2 motion to table the matter for further  
3 consideration and discussion between the  
4 applicant and the staff, given all the  
5 comments of the commissioners and the input  
6 of the residents and what's presented.

7 MR. LYNCH: Second.

8 CHAIRPERSON PEHRSON: Motion by  
9 Member Greco, second by Member Lynch. Any  
10 other comments?

11 Sri, can you call the roll,  
12 please.

13 MS. KOMARAGIRI: Member Avdoulos?

14 MR. AVDOULOS: Yes.

15 MS. KOMARAGIRI: Member Greco?

16 MR. GRECO: Yes.

17 MS. KOMARAGIRI: Member Lynch?

18 MR. LYNCH: Yes.

19 MS. KOMARAGIRI: Chair Pehrson?

20 CHAIRPERSON PEHRSON: Yes.

21 MS. KOMARAGIRI: Member Zuchlewski?

22 MR. ZUCHLEWSKI: Yes.

23 MS. KOMARAGIRI: Motion to table

1 passes five to zero.

2 CHAIRPERSON PEHRSON: Thank you,  
3 gentlemen.

4 MR. DEAK: Thank you. We  
5 appreciate your input and comments this  
6 evening.

7 CHAIRPERSON PEHRSON: Next on the  
8 agenda. Public hearing, Item No. 2, Text  
9 Amendment 18.281 facade ordinance.

10 It's a public hearing at the  
11 request of the staff to modify Article 55,  
12 site standards, Section 5.15 exterior  
13 building wall facade material for  
14 clarification of intent of the ordinance,  
15 updates to the schedule for regulatory facade  
16 materials and changes to reduce the number of  
17 Section 9 waiver facade waiver requests.  
18 Kirsten.

19 MS. MELLEEM: Good evening. The  
20 proposed ordinance amendment addresses the  
21 section commonly referred to as the facade  
22 ordinance under Article 5, Site Standards,  
23 Section 5.15, Exterior Building Wall Facade

1 Materials.

2 As stated earlier, over the years  
3 it has come to the attention of staff and  
4 consultants that there are several areas  
5 where further clarifications are needed as  
6 well as updates to include new materials  
7 available to applicants.

8 As you see in the packet, there  
9 is the proposed changes, the marked up  
10 changes and the cleaned up version. Also  
11 included in the packet is a list of 2015/2016  
12 section facade waivers that were proposed.  
13 And the language for those motions and types  
14 of materials.

15 The Planning Commission is asked  
16 tonight to hold the required public hearing  
17 and make a recommendation to City Council who  
18 will ultimately approve or deny the amendment  
19 and may propose alterations as well. Staff  
20 and our facade consultant Doug Necci are  
21 available to answer any questions you may  
22 have regarding the proposed amendment.

23 CHAIRPERSON PEHRSON: Thank you.

1 With that, this is a public hearing, if there  
2 is anyone in the audience that wishes to  
3 address the Planning Commission at this time  
4 on this matter, please step forward.

5 Seeing no one, I don't believe we  
6 have any correspondence.

7 MR. GRECO: No correspondence.

8 CHAIRPERSON PEHRSON: Thank you.  
9 Close the public hearing. Turn it over to  
10 the Planning Commission for their  
11 consideration. Who would like to start.  
12 Let's get the consultant to consult for a  
13 moment.

14 MR. NECCI: Good evening.

15 CHAIRPERSON PEHRSON: So what's  
16 been done relative to yourselves and planning  
17 staff, how you feel that this addresses  
18 the -- what we typically go through with the  
19 number of Section 9 facade waivers, does this  
20 lessen the amount that we hopefully will see,  
21 does this kind of future proof the ordinance  
22 kind of going forward for what you know,  
23 building materials would look like when we

1 reach everybody having hover cars and such.

2 MR. NECCI: Yeah, I think those are  
3 the two basic items that we wanted to address  
4 is new materials that have been frequently  
5 seen lately, some (unintelligible) fiber  
6 cement paneling is one, for example, that has  
7 become popular and widely used, which was not  
8 specifically listed in the ordinance.

9 And the other is really just -- I  
10 will call it glitches in the ordinance such  
11 as asphalt shingles where the percentage was  
12 just not the appropriate percentage. So we  
13 are constantly giving waivers for the overage  
14 of asphalt shingles, a lot of the waivers  
15 given, maybe a third of them are just of that  
16 item. So the new percentage should not  
17 eliminate, but virtually eliminate the  
18 waivers for asphalt shingles. We have  
19 addressed that both by the way we define the  
20 slope of the roof and by changing the  
21 allowable percentage of that material.

22 CHAIRPERSON PEHRSON: Very good.  
23 Thank you. Any other comments, questions?

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Motion?

MR. GRECO: I would like to make a motion to recommend approval of the amendments to the ordinance to submit for consideration to City Council. I think it looks great.

MR. LYNCH: Second.

CHAIRPERSON PEHRSON: Thank you. Motion by Member Greco, second by Member Lynch. Any other comments? Kirsten, can you call the roll, please.

MS. MELLEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. MELLEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEM: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. MELLEM: Member Lynch?

MR. LYNCH: Yes.

MS. MELLEM: Member Greco?

MR. GRECO: Yes.

MS. MELLEM: Motion passes five to zero.

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CHAIRPERSON PEHRSON: Thank you,  
sir. Appreciate it. Thank you.

Next is matters for consideration  
Item No. 1 Town Center Building A1 JSP17-24.  
It's an approval at the request of Novi Town  
Center Investors, LLC, for preliminary site  
plan and a Section 9 facade waiver. What?  
How did happen.

The subject property is located  
in Section 14 north of Grand River Avenue and  
east of Novi Road. The subject property is  
approximately 47.77 acres in the TC Town  
Center District. The applicant is proposing  
to update the facade by removing the existing  
store front canopy and construct a new facade  
on the one story retail building. Kirsten.

MS. MELLEM: As you stated, the  
project is located in the Town Center  
development, south of Crescent Boulevard and  
east of Town Center in Section 14. It's  
currently zoned TC and surrounded by TC on  
all sides.

Future land use map states TC



1 commercial for the subject property and  
2 properties on all sides. There are no  
3 wetlands or woodlands. The applicant is  
4 proposing to update the facade on former  
5 Golfsmith retail store by demolishing the  
6 canopy and columns, adding new store front  
7 facades and canopy features. Also to remove  
8 960 square feet of concrete sidewalk and add  
9 six parking spaces where the concrete was  
10 removed. The applicant isn't proposing any  
11 changes in landscaping, loading service  
12 areas, building areas or site lighting.

13 The applicant is requesting a  
14 Section 9 facade waiver for the overage of  
15 wood trim and flat metal panels. The  
16 required maximum currently is zero percent.  
17 The applicant is providing 2 percent wood  
18 trim and 19 percent flat metal panels.

19 The use of the proposed materials  
20 within the context of the proposed alteration  
21 is consistent with the intent and purpose of  
22 the facade ordinance. Amendments to the  
23 facade ordinance currently under

1 consideration would allow for 10 percent of  
2 this material in the TC district. Staff  
3 supports the waiver based on the reasons  
4 stated. The updates to the facade ordinance  
5 would have it at 10 percent, it's currently  
6 at zero percent and the applicant is asking  
7 for 19 percent of the flat metal panels.

8 So the Planning Commission is  
9 asked tonight to consider the Section 9  
10 waiver for the proposed development in the  
11 Town Center.

12 CHAIRPERSON PEHRSON: Thank you.  
13 Seeing the applicant at the podium already.

14 MR. QUINN: Just briefly, of  
15 course. Good evening. Good to see all of  
16 you again.

17 I'm Matt Quinn, representing Novi  
18 Town Center. Matt Niles, the architect is  
19 here tonight if there is any questions  
20 regarding the paneling. We acknowledge  
21 Professor Necci's support of our request, in  
22 that this type of material is already being  
23 used in Novi. The design will be similar to

1 the T. J. Maxx new design that's going in.  
2 This material is already being used at  
3 Nordstrom Rack over at West Oaks mall,  
4 Mr. Necci's firm has evidently done that. So  
5 this fits in.

6 And like was stated in the new  
7 ordinance, this material, sounds like it will  
8 be allowed, and therefore, we would  
9 appreciate the granting of the Section 9  
10 waiver. This building, as you see, is a  
11 reuse. It's going to another business that's  
12 owned by T. J. Maxx, I think it's going to be  
13 outdoor clothing retail type sales and so it  
14 will fit right in with the Novi Town Center  
15 mall. Thank you.

16 CHAIRPERSON PEHRSON: Thank you,  
17 sir. Turn it over to the Planning Commission  
18 for their consideration or a motion. Anyone?  
19 Member Lynch.

20 MR. LYNCH: I just have one  
21 question. Did I hear you say that you are  
22 going to use real wood or you are going to  
23 use synthetic wood?

1 MR. QUINN: It's right up on the  
2 material sheet there.

3 MR. LYNCH: So it's synthetic, it's  
4 not wood-wood.

5 MR. NILES: I'm Matt Niles with  
6 Y.E. Associates Architects. The only place  
7 you see it is under the white metal panel  
8 area. There is 14-inch wide horizontal V.  
9 That's part of the tenant's prototype, that  
10 is actually wood clad material. The finish  
11 material will actually be wood, stained wood.

12 MR. LYNCH: Will be stained wood.  
13 All right.

14 MR. NILES: We are talking about 14  
15 inch --

16 MR. LYNCH: I was surprised that  
17 you wouldn't use synthetic material.

18 MR. NILES: We are considering  
19 using synthetic, but the tenant has pushed  
20 the wood.

21 MR. LYNCH: As long as they  
22 maintain it, there is no issue. It looks  
23 nice. I am just surprised that you would use

1 a living --

2 MR. QUINN: It goes with the  
3 outdoor motif.

4 MR. NILES: Which is part of their  
5 corporate image.

6 CHAIRPERSON PEHRSON: Member Greco.

7 MR. GRECO: I would like to make a  
8 motion. In the matter of Town Center  
9 Building A.1 JSP17-24, motion to approve the  
10 preliminary site plan and Section 9 facade  
11 waiver based on subject to the following, to  
12 allow the overage of wood trim material, zero  
13 percent allowed, 2 percent proposed. And the  
14 overage of flat metal panel material, zero  
15 percent minimum, 9 percent proposed, because  
16 the proposed alteration is consistent with  
17 the intent and purpose of the facade  
18 ordinance and the proposed amendment to the  
19 facade ordinance would allow up to 10 percent  
20 of the flat metal panels, which is hereby  
21 granted, and the finding of compliance with  
22 ordinance standards in the staff review  
23 letter and the conditions and items listed in

1 that letter being addressed, and because the  
2 plan is otherwise in compliance with Article  
3 3, Article 4 and Article 5, Article 6 of the  
4 zoning ordinance and all other applicable  
5 provisions of the ordinance.

6 MR. LYNCH: Second.

7 CHAIRPERSON PEHRSON: Motion by  
8 Member Greco, second by Member Lynch. Any  
9 other comments?

10 Kirsten, can you call the roll,  
11 please.

12 MS. MELLEM: Member Zuchlewski?

13 MR. ZUCHLEWSKI: Yes.

14 MS. MELLEM: Member Avdoulos?

15 MR. AVDOULOS: Yes.

16 MS. MELLEM: Chair Pehrson?

17 CHAIRPERSON PEHRSON: Yes.

18 MS. MELLEM: Member Lynch?

19 MR. LYNCH: Yes.

20 MS. MELLEM: Member Greco?

21 MR. GRECO: Yes.

22 MS. MELLEM: Motion passes five to  
23 zero.

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CHAIRPERSON PEHRSON: Second on the matters for consideration is the approval of the February 22nd, 2017 Planning Commission minutes. Any changes, modifications?

MR. LYNCH: Motion to approve.

MR. ZUCHLEWSKI: Second.

CHAIRPERSON PEHRSON: Motion by Member Lynch, second by Member Zuchlewski. Any other comments? Sri, Kirsten, please.

MS. MELLEEM: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. MELLEEM: Member Greco?

MR. GRECO: Yes.

MS. MELLEEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. MELLEEM: Member Lynch?

MR. LYNCH: Yes.

MS. MELLEEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEEM: Motion passes five to zero.

CHAIRPERSON PEHRSON: Next is the approval fo the March 8, 2017 Planning

1 Commission minutes. Any changes,  
2 modifications, motion?

3 MR. LYNCH: Motion to approve.

4 MR. ZUCHLEWSKI: Second.

5 CHAIRPERSON PEHRSON: We have a  
6 motion by Member Lynch, second by Zuchlewski.  
7 Any other comments? Please call the roll.

8 MS. MELLEM: Member Greco?

9 MR. GRECO: Yes.

10 MS. MELLEM: Chair Pehrson?

11 CHAIRPERSON PEHRSON: Yes.

12 MS. MELLEM: Member Avdoulos?

13 MR. AVDOULOS: Yes.

14 MS. MELLEM: Member Lynch?

15 MR. LYNCH: Yes.

16 MS. MELLEM: Member Zuchlewski?

17 MR. ZUCHLEWSKI: Yes.

18 MS. MELLEM: Motion passes five to  
19 zero.

20 CHAIRPERSON PEHRSON: Any other  
21 matters for discussion? Supplemental issues?  
22 Last audience participation? Anyone in the  
23 audience wish to address the Planning



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Commission?

Seeing none, we will close the audience participation. Look for a motion to adjourn.

MR. LYNCH: Motion to adjourn.

MR. ZUCHLEWSKI: Second.

CHAIRPERSON PEHRSON: All those in favor.

THE BOARD: Aye.

(The meeting was adjourned at 8:05 p.m.)

\*\* \*\* \*

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

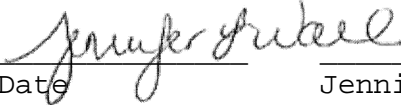
4 I, Jennifer L. Wall, Notary Public within and for the  
 5 County of Oakland, State of Michigan, do hereby certify that this  
 6 meeting was taken before me in the above entitled matter was by  
 7 me duly sworn at the aforementioned time and place; that the  
 8 testimony given was stenographically recorded in the presence of  
 9 myself and afterward transcribed by computer under my personal  
 10 supervision, and that said testimony is a full, true and correct  
 11 transcript.

12 I further certify that I am not connected by blood or  
 13 marriage with any of the parties or their attorneys, and that I  
 14 am not an employee of either of them, nor financially interested  
 15 in the action.

16 IN WITNESS THEREOF, I have hereunto set my hand at the  
 17 City of Walled Lake, County of Oakland, State of Michigan.

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5-10-17

  
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 Date

Jennifer L. Wall CSR-4183  
 Oakland County, Michigan  
 My Commission Expires 11/12/22