

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

September 28, 2016

Proceedings taken in the matter of the PLANNING COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Wednesday, September 28, 2016.

BOARD MEMBERS

Mark Pehrson, Chairperson

David Baratta

Michael Lynch

Ted Zuchlewski

Tony Anthony

ALSO PRESENT: Barbara McBeth, City Planner

Rick Meader, Landscape Architect, David Gillam, City Attorney,  
Jeremy Miller, Staff Engineer

Certified Shorthand Reporter: Jennifer L. Wall

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Novi, Michigan.

Wednesday, September 28, 2016

7:00 p.m.

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CHAIRPERSON PEHRSON: I'd like to call to order the regular meeting of the Planning Commission for September 28, 2016.

Sri, can you call the roll.

MR. KOMARAGIRI: Thank you.

Member Anthony?

MR. ANTHONY: Here.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MR. KOMARAGIRI: Member

Giacopetti?

CHAIRPERSON PEHRSON: Absent, excused.

MR. KOMARAGIRI: Member Greco?

CHAIRPERSON PEHRSON: I think he's going to be late.

MR. KOMARAGIRI: Member Lynch?

MR. LYNCH: Here.

MR. KOMARAGIRI: Chair Pehrson?

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CHAIRPERSON PEHRSON: Here.

MR. KOMARAGIRI: Member

Zuchlewski?

MR. ZUCHLEWSKI: Here.

CHAIRPERSON PEHRSON: With that,  
if we could stand for the Pledge of  
Allegiance.

Member Anthony, if you could  
lead us.

(Pledge recited.)

CHAIRPERSON PEHRSON: Look for a  
motion to approve the agenda or modify  
thereof.

MR. LYNCH: Motion to approve.

MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: All those  
in favor.

THE BOARD: Aye.

CHAIRPERSON PEHRSON: None  
opposed.

We have an agenda.

Any presentations, Ms. McBeth?

MS. MCBETH: No, there are not.

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CHAIRPERSON PEHRSON: We have our first audience participation. We have five public hearings tonight, so if there is anyone here that wishes to address the Planning Commission on something other than one of those items, please step forward at this time.

Seeing none, we will close the audience participation. Correspondence?

MR. LYNCH: No.

CHAIRPERSON PEHRSON: Thank you. Any committee reports, city planner report, Ms. McBeth?

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

CHAIRPERSON PEHRSON: Awesome for you. Brings us then to the public hearing.

The first item is Huntley Manor, JSP16-34. It's a public hearing at the request of GR Meadowbrook LLC. The Planning Commission's recommendation to City Council for consideration of a special development option concept plan.

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The subject property is 26.62 in Section 23 of the City of Novi and located on the south side of Grand River Avenue, west of Meadowbrook Road in the GE Gateway East district. The applicant is proposing a 203 unit multi-family gated community. Kirsten.

MS. MELLEM: Good evening. So the applicant a proposing a 203 unit multiple family gated community on 26.62 acres located on the south side of Grand River Avenue, and west of Meadowbrook Road in Section 23.

To the north is existing multiple family and commercial uses, to the west are Fountain Park Apartments, and to the north is -- to the south is the existing Meadowbrook residential development and to the east is vacant land.

The subject property is currently zoned GE, Gateway East, to the north is NCC, non-central commercial, and B3 general commercial.

To the west is RM1, low density multiple family, and to the south is R4, one

1 family residential. To the east is NCC,  
2 non-center commercial and OS1 office service  
3 district.

4 The future land use map has the  
5 TC Gateway uses are planned for the subject  
6 property and properties to the north and  
7 east. To the west is planned for multi  
8 family uses and the south for single family  
9 uses.

10 The site previously contained a  
11 significant number of regulated natural  
12 features that were to be removed as part of a  
13 previous development plan. A small amount of  
14 regulated woodlands still remain along the  
15 border of the property and there is a  
16 significant wetland area along the property  
17 line as well.

18 The applicant is proposing a  
19 mix of two and three bedroom rental units  
20 with a density of 7.63 units per acre in the  
21 gated community setting. Landscape amenities  
22 are proposed along with a clubhouse and pool.

23 The previous approval and the

1 current proposal both utilize the special  
2 development option of the Gateway East  
3 district. This option is intended to allow  
4 greater flexibility and ordinance standards  
5 in order to meet the objectives noted in the  
6 GE district.

7 The site was previously  
8 approved for development and cleared.  
9 Wetland mitigation has also been constructed.  
10 The initial approval has expired although an  
11 SDO agreement remains required for the  
12 property.

13 A new owner has acquired the  
14 property and received tentative approval from  
15 the City Council on March 23rd, 2015, to a  
16 revoke and/or revise the previous SDO  
17 approval for the property.

18 Since that time the applicant  
19 indicated there was significant changes to  
20 the plan, so revised plans have been  
21 submitted and processed for full review by  
22 the Planning Commission and City Council.

23 The plan review recommends

1 approval of the plan, noting ordinance  
2 deviations are required for the deficient  
3 loading area and to allow for lighting  
4 fixtures that are not full 90 degree cutoffs.

5 The landscape review recommends  
6 approval also noting waivers are required to  
7 allow a decorative and removal of required  
8 berm along Grand River Avenue, for lack of  
9 parking lot perimeter, canopy trees due to  
10 the sufficient edge landscaping area, and the  
11 lack of large shrubs around the existing  
12 detention basin.

13 The facade review recommends  
14 approval and required section 90 facade  
15 waiver for the overage of asphalt shingles  
16 and underage of brick as the design meets the  
17 intent of the ordinance.

18 The traffic review recommends  
19 approval noting a deviation to allow the 2014  
20 traffic impact study to stay in place of  
21 preparing the FCIS. Staff recommends all  
22 waivers and deviations be approved in the SDO  
23 agreement.



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Engineering and fire reviews  
all recommend approval with items to be  
addressed in the final site plan submittal.  
The Planning Commission is asked to recommend  
approval to City Council of the special  
development option concept plan this evening.

The applicant and I are here to  
answer any questions you may have. Thank you  
very much.

CHAIRPERSON PEHRSON: Thank you,  
Kirsten. Does the applicant wish to address  
the Planning Commission at this time?

MR. KASSAB: Good evening. Mark  
Kassab here on behalf of GR Meadowbrook, LLC,  
31550 Northwestern Highway, Farmington Hills,  
Michigan.

Kirsten did a great explaining  
the project. Just a brief overview again.  
The project was approved in March of '15. We  
made changes to the unit type since reducing  
the density by about seven units.  
Landscaping is going to be consistent what we  
presented prior to the entranceways and the

1 exact location computed entryway, and the  
2 clubhouse is going to stay the same. It's a  
3 mix of two and three bedroom units,  
4 essentially all we did was change it from a  
5 back-to-back unit, recognizing the site has a  
6 lot of natural features. We feel it's best  
7 that every unit has a view of natural  
8 features, as opposed to only have half of the  
9 being.

10 That being said, I know you got  
11 a full agenda, I'm more than happy to answer  
12 any questions.

13 CHAIRPERSON PEHRSON: Thank you,  
14 sir. Appreciate that. This is a public  
15 hearing. If there is anyone in the audience  
16 who wishes to address the Planning Commission  
17 at this time, please step forward.

18 Please state your name and  
19 address.

20 MR. STAB: My name is Charles  
21 Stab. I live at 41887 Cherry Hill Road in  
22 Novi, Meadowbrook Glens homeowner, own two  
23 houses in the subdivision, lived in Novi for

1 30 plus years. I think it's an excellent  
2 looking project. My big concern, and I'm  
3 probably late to the party, maybe on it, is  
4 that amount of traffic, it's going to pour  
5 onto Grand River Avenue. 203 units,  
6 minimally 203 more cars. I travel up and  
7 down Grand River at least twice a day during  
8 the week, and it's totally congested, totally  
9 congested.

10 And I recognize we did that  
11 highway, avenue, a few years back, it's a  
12 county road. I don't understand why it  
13 holds -- expands and narrows down, but  
14 anyway, that's my biggest concern.

15 This is going to put a lot of  
16 stress on our infrastructure. Thank you.

17 CHAIRPERSON PEHRSON: Thank you,  
18 sir. Anyone else? Seeing none, is there any  
19 written comments?

20 MR. LYNCH: Yes, thank you.  
21 There is two comments. One is from Jana  
22 Frame (ph), 25560 (inaudible) Novi, Michigan.  
23 Objects. High traffic on Grand River

1 overcrowded, in a mostly commercial area,  
2 presents safety issued.

3 Second one is from Richard  
4 Williams, 41728 Cherry Hill Road, objects.  
5 On the paper, the expansion, like the last  
6 development, my house is the only house on  
7 Cherry Hill Road with no privacy, no buffer  
8 zone. I can't read the rest. Apparently  
9 this stretch will be impacted, as of right  
10 now, with the area cleared, I have a stream  
11 of people using my lot to access Grand River  
12 and the issue with the retention pond, the  
13 mosquito problem, can't sit out anymore.

14 CHAIRPERSON PEHRSON: That's it.  
15 With that we will close the public hearing on  
16 this matter, turn it over to the Planning  
17 Commission for their consideration. Who  
18 would like to start? Member Baratta.

19 MR. BARATTA: Thank you.  
20 Kirsten. Question, the 2014 traffic study,  
21 we elected to waive that, why did we do that?

22 MS. MELLEEM: The traffic  
23 consultants said that it's sufficient. It's

1 usually two years that they're good for and  
2 that the traffic review basically would find  
3 the same thing as it had in 2014.

4 MR. BARATTA: So it's consistent  
5 traffic then. Thank you. The petitioner,  
6 what was your name?

7 MR. KASSAB: Mark Kassab.

8 MR. BARATTA: Question, one of  
9 the comments related to the berm around  
10 the -- I guess it's the gentleman who is the  
11 resident of 41728, most likely it's closest  
12 to the detention pond, I see the elevation of  
13 his house, that elevation is 890 feet, and  
14 it's lower on your property, so it's going to  
15 have a view.

16 Is there a fence or a berm  
17 there separating this property from yours?

18 MR. KASSAB: I don't have a map  
19 in front of me, but he's on the subdivision  
20 directly behind us.

21 MR. BARATTA: That is correct.

22 MR. KASSAB: Part of the SDO,  
23 special development option agreement, as we

1 had in the prior SDO, as we will have in the  
2 current SDO, is that we have to have a zero  
3 capacity, so zero view between our property  
4 and adjacent property. And we will screen in  
5 certainly all areas on the southern border of  
6 our property, in the northern border of the  
7 property as well.

8 MR. BARATTA: There was a  
9 discussion regarding mature planting around  
10 the detention pond. I think -- enlighten me.  
11 We are going to put some plantings on --

12 MR. KASSAB: The landscape  
13 architect had a concern about the type of  
14 planning that was requested. I'm impartial  
15 to what the commission would like. Right  
16 now, as you can imagine, there is no  
17 planting. The mosquito question the  
18 gentleman had, we would probably like to put  
19 some sort of barrier within the pond to make  
20 it a feature, but typically with the  
21 developments that we have, Lennox Park was  
22 one that we completed in Novi, the  
23 landscaping is number one that comes back

1 with deficiencies.

2 MR. BARATTA: Thank you very  
3 much. Appreciate it.

4 CHAIRPERSON PEHRSON: You're  
5 welcome. Member Lynch?

6 MR. LYNCH: No other comments. I  
7 will go ahead and make a motion.

8 Thank you for working with the  
9 staff, certainly the adjacent homeowners. I  
10 appreciate you making this no pathway through  
11 as possible. It looks like a reasonable  
12 development in the area, according to the  
13 traffic study, it appears that Grand River  
14 should be able to handle additional traffic  
15 volumes. So thanks for hanging in there for  
16 a couple of years and I look forward to the  
17 development.

18 Let me make the motion, in the  
19 matter of the request with JR Meadowbrook LLC  
20 for Huntley Manor JSP16-34, motion to  
21 recommend approval to City Council for the  
22 special development concept plan. The  
23 recommendation shall include items A through

1 F listed on the motion sheet. If City  
2 Council approves the request, the Planning  
3 Commission recommends the applicant be  
4 required to comply with the conditions and  
5 items listed in the staff and consultant  
6 review letters as a requirement noted in the  
7 special development option agreement.

8 This motion is made based on  
9 the findings outlined in items A through O on  
10 the motion sheet.

11 MR. BARATTA: Second.

12 CHAIRPERSON PEHRSON: We have a  
13 motion by Member Lynch and second by Member  
14 Baratta. Any other comments?

15 MR. BARATTA: I do have one  
16 comment, please, in area here, is that part  
17 of the approval in that detention pond, on  
18 that?

19 MR. MEADER: That's not a  
20 required thing. I didn't --

21 MR. KASSAB: It's not in the  
22 plan. You know, assuming that pond will stay  
23 wet, as I believe it's engineered to, we



1 didn't construct that pond or develop that  
2 pond. You know, typically with our  
3 developments, when there is a water feature,  
4 we look to utilize it, as opposed to stagnant  
5 water and mosquitoes, especially today with  
6 all the concerns about it, I would -- I think  
7 I know where you're heading with this, and  
8 what I'd like to do is continue to work with  
9 engineering staff, and that pond can continue  
10 to hold water and we can put an aerator, we  
11 certainly will look to.

12 MR. BARATTA: Okay. Thank you.  
13 Very good.

14 CHAIRPERSON PEHRSON: Kirsten,  
15 call the roll, please.

16 MS. MELLEEM: Member Anthony?

17 MR. ANTHONY: Yes.

18 MS. MELLEEM: Chair Pehrson?

19 CHAIRPERSON PEHRSON: Yes.

20 MS. MELLEEM: Member Zuchlewski?

21 MR. ZUCHLEWSKI: Yes.

22 MS. MELLEEM: Member Baratta?

23 MR. BARATTA: Yes.

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MS. MELLEEM: Member Lynch?

MR. LYNCH: Yes.

MS. MELLEEM: Motion carries.

CHAIRPERSON PEHRSON: Thank you.

Next item is Hadley's Towing JSP16-33 with rezoning 18-715. It's a public hearing at the request of Hadley's Towing for the Planning Commission's recommendation to City Council for rezoning of 5.6 acres of the 17.7 acre property in Section 17 on the south side of Grand River between Wixom and Beck Road from I1 light industrial to I2 general industrial with planned rezoned overlay PRO. The subject property is approximately 17.7 acres and the applicant is proposing to rezone approximately 5.6 acres of the northerly portion of the property to accommodate vehicle towing business and storage yard. The rezoned area is proposed to be used as enclosed storage yard for public towed vehicles.

Sri.

MR. KOMARAGIRI: Thank you. The

1 subject property is located in Section 17,  
2 south of Grand River Avenue and east of Wixom  
3 Road. It is currently zoned I1 light  
4 industrial. The applicant is requesting a  
5 zoning map amendment for 5.6 acres in the  
6 northerly portion of 17.76 acre property from  
7 I1 light industrial to I2, general  
8 industrial.

9 As you can see from the map in  
10 front of you, the proposed southerly limits  
11 of the split rezoning boundary aligns with  
12 the edges and southerly boundary line which  
13 is currently zoned I2.

14 The future land use map  
15 indicates the property as office research  
16 development and technology. The property to  
17 the south as suburban low rise. The property  
18 to the west and across Grand River as  
19 community commercial, and the one to the east  
20 office research development and technology.

21 The current proposal is not  
22 supported by the 2010 future land use map or  
23 the current 2016 draft for the land use

1 update.

2 However, the planned rezoning  
3 overlay option creates a floating district,  
4 with the proposed conceptual plan attached to  
5 the rezoning of the parcel. With the  
6 proposal PRO option, rezoning to I2 would not  
7 create anymore high intensity uses than we  
8 would typically expect with I2 or the current  
9 zoning I1.

10 The rezoning reverts to  
11 underlying I1 when the use changes, if and  
12 when the use changes.

13 In 2013 the staff received an  
14 application for combining the subject parcel  
15 with the parcel on north for the trailer  
16 truck parking from the CZ cartage with a  
17 similar site plan. The Planning Commission  
18 approved the plan, but the council variance  
19 for absence of pavement and curbing was  
20 denied. The plan didn't move forward.

21 The current plan is proposing a  
22 parking lot with curb and asphalt to be used  
23 as outside storage to park towed vehicles.

1                   The majority of the site is  
2                   covered by regulated wetlands and woodlands,  
3                   most of which the applicant will not be  
4                   impacting with the current development plan  
5                   for the northern portion of the site only.  
6                   Four areas of wetland exist on the parcel.  
7                   The plan proposed .59 acre of wetland impact  
8                   with .59 acres of proposed mitigation. This  
9                   is a replacement ratio of one to one.  
10                  Mitigation for impacts to the emergent  
11                  wetlands shall be mitigated for a duration of  
12                  1.5 to one within the City of Novi, which the  
13                  applicant agreed to provide in the next  
14                  submittal. The existing tree survey provided  
15                  is not complete, and as such, it is not clear  
16                  of how many trees are proposed for removal  
17                  within the proposed wetland mitigation area  
18                  and the proposed stormwater retention area.  
19                  The current concept plan also  
20                  does not provide enough detail with regard to  
21                  the require woodland replacements. The loss  
22                  of woodland area on the property would  
23                  present an esthetic change, but that would

1           happen with any development under current  
2           zoning.

3                           The applicant indicated that as  
4           part of their current agreement with the City  
5           of Novi, the tow yard has to be within the  
6           city limits. The subject property fits their  
7           needs. The applicant is proposing to connect  
8           to the property on the north to use the  
9           building for their operational uses.

10                          The applicant states the  
11           rezoning request is necessary to possible use  
12           of the rezoned portion of the property as an  
13           enclosed outdoor storage yard. The applicant  
14           is proposing to develop the property in two  
15           phases. The first phase includes  
16           construction of 155 parking spaces, which is  
17           highlighted in gray, to store vehicles, and  
18           the future phase would include 288 spaces all  
19           in the northerly portion. The timeline for  
20           the second phase is not indicated at this  
21           point.

22                          The site plan proposes wetland  
23           mitigation and stormwater detention on the

1 southerly portion, which is to remain as I1.

2 An outdoor storage yard is  
3 typically considered a parking lot, verify  
4 for conformance with the zoning code.  
5 However, the use of the subject lot is not a  
6 typical parking lot. This resulted in  
7 multiple deviations for parking lot  
8 landscaping and traffic requirements such as  
9 end islands. The applicant is requesting  
10 those deviations as they would create  
11 extensive challenges to the driver's  
12 maneuverability of tow trucks and towed  
13 vehicle. The applicant is also requesting a  
14 deviation for not requiring a traffic impact  
15 study, as the proposed use would not generate  
16 additional traffic, which the staff supports.

17 Outdoor storage yard requires  
18 adequate screening on all sides from  
19 surrounding properties, while an attempt is  
20 made to screen with a black chain link fence  
21 and some indicative landscaping, staff is  
22 unable to determine whether this is adequate,  
23 as more detail about the proposed landscaping

1 is not provided.

2 Development under the current  
3 I1 zoning would result into construction of  
4 light industrial facility or office up to  
5 67,000 square feet that would result in  
6 higher trip generation rates to and from the  
7 site onto Grand River Avenue. A similar  
8 project in I1 exceeded the maximum city  
9 threshold and required traffic study. In  
10 comparison the current use of outdoor storage  
11 yard is considerably less intense. The  
12 probability of an office use is less for the  
13 subject property considering the  
14 insignificant visibility to the site, due to  
15 its flat shape.

16 For PRO applications, City  
17 Council must determine that the proposed  
18 rezoning would be in public interest, and the  
19 public benefits of the proposed PRO rezoning  
20 would clearly outweigh the detriments. The  
21 benefits offered by the applicant in his  
22 response letter do not meet the minimum  
23 requirements. The applicant mentioned that



1 the proposed use will provide the following  
2 benefits. The location is in close proximity  
3 to I-96 and Wixom, which allows a reduced  
4 distance for which towed vehicles along local  
5 streets. The site provides a local location  
6 for which residents can retrieve their stored  
7 vehicles. The site will allow Hadley Towing  
8 to meet its contractual obligations for  
9 towing services with the City of Novi. All  
10 reviews are in general agreements with the  
11 concept, but believe required additional  
12 information to determine the viability of the  
13 proposed rezoning request from light  
14 industrial to heavy industrial.

15 Planning in particular requests  
16 the applicant to revisit the public benefits  
17 that are being offered and to improve  
18 screening from adjacent properties.

19 Woodlands and wetlands review  
20 recommend approval and they also recommend  
21 considering alternate layouts for parking  
22 lots to minimize impacts for the regulated  
23 woodlands and wetlands. Our wetland

1 consultant Matt Carmer is here if you have  
2 any questions in that regard.

3 The applicant has indicated in  
4 his response letter to work with the staff to  
5 provide more information with the next  
6 submittal.

7 The Planning Commission is  
8 asked tonight to hold the public hearing and  
9 receive public comments.

10 If the Commission agrees with  
11 the staff, that additional information is  
12 needed, the Commission can choose to postpone  
13 the recommendation to council for a later  
14 meeting.

15 The applicant, Kipp LeMarbe is  
16 here with his engineer, Dan LeClair, to  
17 answer any question you may have and staff  
18 will be glad to answer any questions you have  
19 for us.

20 CHAIRPERSON PEHRSON: Thank you.

21 Is the applicant here and wish  
22 to address the Planning Commission at this  
23 time?

1 MR. LECLAIR: Good evening,  
2 Mr. chairman. dan LeClair from Green Tech  
3 Engineering. I'm here tonight with Kipp  
4 Hadley from Hadley Towing, he is the  
5 applicant.

6 Just wanted to confirm a couple  
7 of things. Sri had done a very good job of  
8 explaining our project. A couple of things I  
9 just wanted to make mention. What we are  
10 doing is we are requesting a rezoning for the  
11 northerly portion of the property. The  
12 southerly portion of our rezoning would be  
13 aligned, it's consistent in I2 with the  
14 properties to the east. So that would be  
15 kind of a consistent line all the way across  
16 the rear of the properties.

17 The rear portion of our  
18 property, we are intending at this point to  
19 leave that within the I1 zoning as it's  
20 currently zoned. Our intention is not to do  
21 anything back there other than possibly  
22 mitigating wetlands.

23 The plan you have before you is

1 a conceptual plan in nature. It's required  
2 as part of the PRO. Obviously would be much  
3 more detail that would come along as part of  
4 the preliminary site plan submittal package  
5 that would come following the rezoning  
6 portion.

7 With that in mind, we do have a  
8 couple things that we do want to clarify and  
9 respond back to the planning department with  
10 some further responses, information with the  
11 request.

12 So what we would like to do is  
13 we would like get through the public hearing,  
14 take any comments from the public and  
15 definitely want to hear comments from you  
16 folks and answer any questions with respect  
17 to the site, that we are aware of at this  
18 time, with Mr. Hadley and his operations, we  
19 would like to request a postponement  
20 following the public hearing. With that we  
21 can answer any questions.

22 CHAIRPERSON PEHRSON: Thank you,  
23 Mr. LeClair.

1                   This is a public hearing.  If  
2                   there is anyone in the audience who wishes to  
3                   address the Planning Commission at this time,  
4                   please step forward.

5                   MR. JONNA:  Good evening.  My  
6                   name is Gary Jonna, president of  
7                   (unintelligible) Real Estate, 39525 Thirteen  
8                   Mile Road, Novi, Michigan.

9                   As you may or may not know, we  
10                  are -- I represent Westpark Investors, LLC,  
11                  which is the property that is to the east of  
12                  this property.

13                  And I did have an opportunity  
14                  to meet with Mr. Hadley earlier.  You know, I  
15                  do have a number of concerns and he  
16                  graciously agreed to take -- you know, I  
17                  guess, postpone this and give us time to have  
18                  further discuss about, you know, some of the  
19                  issues that, you know, that I have concerns  
20                  about.

21                  So I appreciate their  
22                  cooperation, and during that postponement  
23                  period we look forward to getting together

1 with them and discussing our concerns  
2 relative to the adjacent property.

3 CHAIRPERSON PEHRSON: Thank you,  
4 sir. Anyone else in the audience?

5 (No audible responses.)

6 CHAIRPERSON PEHRSON: Seeing  
7 none, any written correspondence?

8 MR. LYNCH: Yes, we do have one.  
9 It's from Dan Valentine, 48755 Grand River,  
10 Novi, he supports the proposal.

11 CHAIRPERSON PEHRSON: Thank you.  
12 With that, we will close the public hearing  
13 or public portion, public comment, turn it  
14 over to the Planning Commission for their  
15 consideration. Member Anthony.

16 MR. ANTHONY: Rick, couple of  
17 things that I looked at. So the part of the  
18 conceptual plan that they have submitted,  
19 shows at least on their graphic, trees that  
20 line the perimeter of the parking lot itself.  
21 Can you expand a bit on the deficiencies on  
22 the landscaping that's proposed or of the  
23 information you have so far.

1 MR. MEADER: Sure. My main  
2 concern is just the lack of the interior  
3 island, which I understand is because of the  
4 operations, but that's my main objection to  
5 the plan.

6 We don't have any section in  
7 the ordinance that allows for that, that  
8 would have been a variance, because just like  
9 we did with another project, if there is no  
10 interior islands -- there is no section of  
11 the landscaping code that allows that.

12 MR. ANTHONY: In the parking lot,  
13 with the interior islands, that would require  
14 a waiver in order to remove that requirement,  
15 is that correct?

16 MR. MEADER: It's my  
17 understanding that should be a variance. In  
18 this case, it would be a landscaping waiver,  
19 my understanding.

20 MS. MCBETH: Through the Chair,  
21 because it's a planned rezoning overlay, it's  
22 a deviation from the ordinance standards that  
23 would be included as part of the PRO

1 agreement.

2 MR. ANTHONY: So any development  
3 to the east side, which we are just hearing,  
4 parking lot, they would be required to have  
5 those islands, or is that too premature to  
6 even ask?

7 MR. MEADER: Any parking lot  
8 would be required to have the islands.

9 MR. ANTHONY: So that would be  
10 consistent then from one to the next, which  
11 is one thing that we are looking for, good.

12 The next question I have, it  
13 talked about wetlands and wetlands  
14 modification. I know that the diagram  
15 underneath -- that showed that there was a  
16 section of wetland material that would need  
17 to be -- area that would need to be  
18 mitigated, what was the modification that --

19 MR. MEADER: I'm going to let  
20 Matt Carmer take that one, our expert.

21 MR. CARMER: Matt Carmer with  
22 ETC, the city's woodland consultant. Could  
23 you restate the question.



1 MR. ANTHONY: Within our notes,  
2 there is a recommendation for modification to  
3 avoid wetland impacts, yet when I look at the  
4 schematic for the -- or that's proposed for  
5 the parking lot, there is an area of wetland  
6 that would be removed. But then the next  
7 part talks about the need for wetland  
8 mitigation.

9 So I was curious on what the  
10 modification is that we would be looking for,  
11 and one, is the reference of mitigation in  
12 refence to the area of wetland that would be  
13 underneath the parking lot?

14 MR. CARMER: So the impact area  
15 at 0.59, there is two small wetlands. Two  
16 small wetlands up near the parking lot that  
17 honestly we are not too concerned about,  
18 pretty low quality emergent wetlands.

19 MR. ANTHONY: As these wetlands  
20 are defined by the city or defined by the  
21 state and city, you know, the city has  
22 structure deficits on wetlands, than the  
23 state.

1 MR. CARMER: A, B and C, are, I  
2 assume, city owned. We haven't heard  
3 anything from the DEQ as to what they might  
4 want to take jurisdiction on. But standard  
5 procedure, wetland D would be state regulated  
6 and city. A, B and C would be most likely  
7 just city, but -- until we hear from them, I  
8 wouldn't completely make that assumption.

9 MR. ANTHONY: So it's up in C,  
10 where you can see in C in the lower left-hand  
11 corner, that white area, that correlates with  
12 an area in this plan, showing wetland area  
13 that would be filled?

14 MR. CARMER: Correct.

15 MR. ANTHONY: So what would the  
16 mitigation -- would there be mitigation  
17 required for filling that, if so, what would  
18 it be?

19 MR. CARMER: Yes. So currently,  
20 their plan is basically to take out or fill  
21 and put parking lot on top of all of wetland  
22 A, B and C. And the mitigation for that is  
23 proposed down adjacent to wetland D. Our

1 concern that we mentioned in the letter  
2 especially is that the area down near where  
3 wetland D is regulated woodland. It's a  
4 pretty decent woodland, it's a nice  
5 composition. It's sandy soils, and it  
6 doesn't seem to be an appropriate place to  
7 mitigate in general. Usually we wouldn't  
8 encourage an applicant to go cut down  
9 regulating trees in order to mitigate  
10 wetlands in that spot.

11 So I think our two ways we are  
12 hoping to work with the applicant on this, if  
13 they could lower their impact in wetland A,  
14 to get it beneath the quarter acre threshold,  
15 then no mitigation is required. And then we  
16 don't have to go back by wetland D, cut down  
17 all the trees, grade it, kind of impact that  
18 area as well.

19 MR. ANTHONY: It would seem some,  
20 I guess, in theory, we wouldn't be gaining  
21 any benefit to our natural preservation, if  
22 we're losing woodland to replace wetland.

23 MR. CARMER: I agree, yes. I

1 mean, an alternative would be to potentially  
2 find another site nearby within the city that  
3 they could do the mitigation on that didn't  
4 require removing trees and disturbing a  
5 regulated woodland. I know those spots are  
6 becoming harder to find in the city, but  
7 there may be other locations that would be  
8 more appropriate to build the wetland  
9 mitigation. So it's either reduce the impact  
10 to the level, where the mitigation becomes  
11 smaller and it's not as big of a issue, or  
12 find another site, it would be my guess,  
13 because 0.59, you're approaching an acre of  
14 wetland mitigation in them. In the steep  
15 areas with sandy soils like that, you're  
16 going -- to mitigate you're going to have  
17 excavate a significant amount of material,  
18 and that creates slopes. So they will have  
19 much more than one acre impacted down by  
20 wetland D if you build a mitigation area  
21 there.

22 MR. ANTHONY: So we have talked  
23 that this will be postponed anyway, and so

1 perhaps, I don't know if we can add at some  
2 point in our postponement that we work in  
3 there -- at least the user work with the city  
4 to consider that wetland mitigation because  
5 losing a protected woodland to mitigate a  
6 smaller poor quality wetland may not improve  
7 our overall environmental condition of our  
8 city.

9 I hate to lose a protected  
10 woodland. Those are as valuable as the  
11 wetlands. I think we are giving up one area  
12 that may be of quality for an area that is of  
13 lower quality, from an environmental view.  
14 So when we do get to that point of  
15 postponement, if there -- these are being  
16 added to the record right now, so they would  
17 be considered. Anything else?

18 MR. CARMER: One other item that  
19 I might mention is that there are  
20 conservation easements on the east and west  
21 side currently, on adjoining parcels. At  
22 least the southern half of the property, it  
23 sounds like the applicant is planning to put

1 an easement or to not disturb that area, but  
2 it is providing a nice corridor across a  
3 number of properties, all the way from  
4 Providence Hospital over to Sam's Club right  
5 now. So the south end of that site is  
6 provided a number of functions for wetland  
7 and wildlife both. That would be part of the  
8 reason we're hoping not to go in there and do  
9 a lot of disturbance.

10 MR. ANTHONY: So leaving the  
11 current woodland preserves that corridor?

12 MR. CARMER: Correct.

13 CHAIRPERSON PEHRSON: Thank you.  
14 Member Zuchlewski.

15 MR. ZUCHLEWSKI: Yes, I have a  
16 question. Is it possible, I guess I'm just  
17 throwing this out there, as kind of a brain  
18 light comes on. Is it possible to take in  
19 the new parking that's going in there to make  
20 it a forest type of parking lot so we don't  
21 get -- we get absorption of the water into  
22 the local area rather than sending it all  
23 down to the wetland area? I mean, it's going

1 to get there eventually, but it would take  
2 longer. Would that be a possibility that  
3 would help out what we are talking about?

4 MR. CARMER: I think that's a  
5 great idea. One thing, where you see where  
6 the parking lot is going to end on the  
7 figures, currently, it looks like there is --  
8 there might have been a revision since the  
9 last plan I reviewed a number of days ago.

10 But a detention basin going in  
11 south of the parking lot, and so I'm not an  
12 engineer, but I imagine their detention basin  
13 could be resized or made smaller if you had  
14 less -- if you had porous pavement and there  
15 might be some alternatives that can work in  
16 there and help minimize the size of the  
17 detention basin, therefore, less area needs  
18 to be impacted, less trees need to come down,  
19 overall less impact.

20 MR. ZUCHLEWSKI: Thank you.

21 CHAIRPERSON PEHRSON: Member  
22 Baratta.

23 MR. BARATTA: To the staff, is

1           there any ordinance against that pervious  
2           payment or that asphalt? I have used that in  
3           Maryland. I just don't know if we have that  
4           ordinance here.

5                   MR. MILLER: The ordinance does  
6           not mention it. It hasn't been updated to  
7           take that into account. We have approved  
8           that in the past. We do allow it for in  
9           parking areas, but not the drive aisles.  
10          It's for stormwater detention. It's treated  
11          the same as turf lawn. So it would greatly  
12          reduce the size of the pond required.

13                   MR. BARATTA: To the petitioner,  
14          just one question. You have heard Member  
15          Anthony's comments regarding the wetland and  
16          the woodland mitigation issues. Would you be  
17          opposed to reducing that area? It looks like  
18          it's right in your -- kind of in your  
19          driveway, for less than the quarter acres  
20          that we were discussing?

21                   MR. LECLAIR: As part of our  
22          revisions that we are planning on doing, we  
23          are going to be looking at alternatives for



1 stormwater management. Being in Michigan and  
2 being an engineer, one of the things that  
3 really scares me is porous pavement because  
4 of the maintenance over time, especially with  
5 a use like this when they may be bringing in  
6 vehicles of many different sizes and weights.  
7 So those are some of the things that we have  
8 to take into consideration.

9 But at this point in time,  
10 we're early enough on in the process that  
11 once we get out and make a determination of  
12 where all the regulated trees are, get a  
13 better feel for the back portion of the  
14 property that we are probably going to look  
15 at other alternatives, rain gardens, bio  
16 swales, infiltration to look at the soils.  
17 We are going to look at other alternatives.

18 I have done projects where we  
19 have actually done -- in sandy soils where we  
20 have done infiltration underneath the parking  
21 lot, so we have a normal parking lot, the  
22 water goes in the drainage structures and  
23 goes into the ground under that. So we will

1 be looking at other alternatives, yes.

2 MR. BARATTA: I think one of the  
3 pushbacks you're going to be looking at, with  
4 the feedback today, would be in lieu of  
5 developing a detention pond, a regulated  
6 woodland area, that woodland area, I think  
7 that kind of destroys the natural water  
8 course that you have there, so whatever we  
9 can do to help mitigate that, preserve that  
10 wetland feature, in any way it is proposed  
11 for getting a pond, that would give you a  
12 benefit.

13 MR. LECLAIR: One other thing  
14 that should be noted, I did not go back and  
15 look at the historical -- the aerial  
16 photographs of this area, but on the property  
17 immediately to the east of us, obviously,  
18 that's an existing storage yard for their  
19 equipment, that wetland C, actually comes to  
20 an abrupt halt right there.

21 So I suspect at one time that  
22 wetland may have extended off to the east,  
23 but it's kind of chocked off right now, so --

1           you know, I'm interested to get a little bit  
2           farther into this property and see exactly  
3           what was going on with that and, you know,  
4           where that -- where that wetland should be.  
5           But we are very cognizant of the woodlands,  
6           and we are going to do everything we can to  
7           try to preserve them.

8                       MR. BARATTA: Thank you.

9                       CHAIRPERSON PEHRSON: I think  
10           just maybe before Mr. Lynch would consider a  
11           motion, I think there's also the comments  
12           that were made about the additional PRO  
13           information, as far as the public benefits  
14           that still need to be felled out.

15                      The screening in total for the  
16           storage yard, so as you take into account  
17           what you're planning on, I think what we  
18           would like to see come back is a lot less of  
19           these deviations and changes for  
20           recommendations to the plan itself, so what  
21           you can do -- whatever you can do to address  
22           those issues in the comment section of the  
23           plan itself would help us as well. So I

1 appreciate that. And thank you for talking  
2 to go Mr. Jonna and taking another look at  
3 this.

4 I would support a postponement  
5 at this time. Member Lynch.

6 MR. LYNCH: With that, in the  
7 matter of Hadley's Towing, JSP16-33, zoning  
8 amendment 18.715, motion to postpone, making  
9 recommendation of the proposed PRO and  
10 concept plan to allow the applicant time to  
11 address concerns and consider making further  
12 modifications to the concept plan, this  
13 recommendation is made because additional  
14 discussion is needed regarding the offer to  
15 public benefits and conditions of approval  
16 and other issues listed in the staff and  
17 consultant review letters and further  
18 information is needed to quantify and engage  
19 potential woodland and wetland impacts and  
20 presentation of alternative plans to reduce  
21 impacts.

22 MR. BARATTA: Second.

23 CHAIRPERSON PEHRSON: Motion by

1 Member Lynch, second by Member Baratta. Any  
2 other comments?

3 (No audible responses.)

4 CHAIRPERSON PEHRSON: Sri, can  
5 you call the roll, please.

6 MR. KOMARAGIRI: Member Anthony?

7 MR. ANTHONY: Yes.

8 MR. KOMARAGIRI: Member Baratta?

9 MR. BARATTA: Yes.

10 MR. KOMARAGIRI: Member Lynch?

11 MR. LYNCH: Yes.

12 MR. KOMARAGIRI: Chair Pehrson?

13 CHAIRPERSON PEHRSON: Yes.

14 MR. KOMARAGIRI: Member

15 Zuchlewski?

16 MR. ZUCHLEWSKI: Yes.

17 MR. KOMARAGIRI: Motion passes  
18 five to zero.

19 CHAIRPERSON PEHRSON: Thank you.  
20 Appreciate it.

21 Next on the agenda is Beacon  
22 Hill, JSP15-08, it's a public hearing at the  
23 request of Ivanhoe Companies for the Planning

1 Commission's approval of the preliminary site  
2 plan, site condominium, phasing plan, wetland  
3 permit, woodland permit, and stormwater  
4 management plan.

5 The subject property is  
6 currently R4, one family residential, and B3,  
7 general business, with a planned rezoning  
8 overlay agreement.

9 Subject property is  
10 approximately 21.13 acres and is located in  
11 the northeastern corner of Twelve Mile and  
12 Meadowbrook Road, Section 12. The applicant  
13 is proposing a 39 unit single family  
14 residential development 10,500 square foot of  
15 commercial space and an open park space.

16 Sri.

17 MR. KOMARAGIRI: The rezoning and  
18 concept plan for this property first appeared  
19 for public hearing in the Planning Commission  
20 on September 9, 2015.

21 The plan went through two  
22 additional public hearings, since then prior  
23 to Planning Commission's recommendation to

1 approve.

2 On August 8, 2016, the Council  
3 approved the plan rezoned overlay concept  
4 plan and the agreement. No major changes  
5 were made to the concept plan, the Commission  
6 recommended back in April. The number of  
7 lots are reduced from 41 to 39, thus reducing  
8 the density to 3.08 building units per acre  
9 to 2.86. Potential commercial building area  
10 has been reduced from 11,550 square feet to  
11 10,500. The open space remains same at 8.8  
12 acres, approximately 40 percent of the total  
13 site area. The ten foot bike path is  
14 proposed along Meadowbrook Road as per  
15 Council motion.

16 All previous deviations from  
17 zoning ordinance have been approved by the  
18 Council, and are included as part of the PRO  
19 agreement.

20 The subject property is  
21 approximately 21 acres and is located on the  
22 northeast corner of Twelve Mile Meadowbrook  
23 in Section 10. It is zoned R1, one family

1 residential and B3 general business district  
2 with a planned rezoning overly associated  
3 with the zoning map amendment from RA  
4 residential acreage. It is surrounded by RA  
5 on all sides except OST, office service  
6 technology on the south.

7 The future land use map  
8 indicates single family uses for the subject  
9 property and the surrounding properties with  
10 office, research and development and  
11 technology on the south.

12 There are regulated wetlands on  
13 the property and a considerable amount of  
14 regulated woodlands.

15 The applicant is proposing a 39  
16 unit single family residential development  
17 with frontage on and access to Meadowbrook,  
18 10,500 square foot of commercial space with  
19 frontage on Twelve Mile and open space park  
20 area at the corner of the intersection. The  
21 applicant proposes to dedicate the open space  
22 park area and commits to building vehicle and  
23 bicycle parking for a trailhead. The site is



1 proposed to develop the property in two  
2 phases. The first phase will include  
3 complete construction of residential stream  
4 relocation, wetland restoration and site work  
5 for commercial phase, and the trailhead.

6 The second phase will complete  
7 the construction for commercial building and  
8 the trailhead amenities.

9 The current site plan is  
10 proposing a 12 feet of -- sorry -- 12 feet of  
11 parking setback along the eastern property  
12 line, while the required setback is 20. The  
13 landscape has identified deviations with  
14 regard to parking lot landscaping and the  
15 building foundation landscaping within  
16 commercial development. Facade also has  
17 identified multiple deviations with the  
18 proposed elevations for commercial  
19 development. PRO agreements required full  
20 compliance with the facade ordinance.

21 The applicant is asked to  
22 revise the plans to address the planning,  
23 landscape and facade deviations for

1 commercial development to conform to at the  
2 time of final site plan, phase two, or seek  
3 approval to amend the approved planned  
4 rezoning overlay agreement prior to the phase  
5 two final site plan submittal.

6 The subject property is subject  
7 to conditions of the planned rezoning overlay  
8 agreement. The current site plan requires  
9 further clarification with regard to agreed  
10 public benefits as part of the PRO. With  
11 regard to enhanced design for landscape  
12 retention pond and providing a 10-foot buffer  
13 along the commercial development.

14 Currently the plan proposes  
15 impacts to 0.24 acres of total of 1.54 on  
16 site wetlands, on the proposed impact of 0.99  
17 acres of total of 1.98 acres of on-site  
18 wetland buffers. It should be noted,  
19 however, that the applicant proposes a total  
20 of 0.66 acres of restoration within these  
21 areas. Therefore, the majority of wetland  
22 buffer is essentially temporary in nature.  
23 These impacts remain unchanged from the

1 previously reviewed concept plan.

2 A total of 577 trees are  
3 surveyed on the property, which include some  
4 non-regulated trees as well. A total of 402  
5 regulated trees are removed, which would  
6 require 718 total replacement credits. The  
7 applicant is proposing to provide 721  
8 replacement credits on-site.

9 The property has 19 potential  
10 specimen trees, two of these trees, about  
11 11 percent, will be saved, and 17, about  
12 89 percent, are proposed for removal. An  
13 authorization to encroach into wetland  
14 buffers is approved for the site plan.  
15 Wetlands and woodlands are recommending  
16 approval to City of Novi, non-minor wetland  
17 permit and woodland permit. Fire,  
18 engineering and traffic are recommending  
19 approval with additional comments to be  
20 addressed with the final site plan. The  
21 Planning Commission is asked tonight to  
22 approve the preliminary site plan, site  
23 condominium phasing wetland permit, woodland

1 permit and stormwater management plan. The  
2 applicant, Gary Shapiro, from Ivanhoe  
3 Companies is here with his engineer, Andy  
4 Wozniak, to answer any questions you have,  
5 and staff is here as well. Thank you.

6 CHAIRPERSON PEHRSON: Thank you,  
7 Sri. Does the applicant wish to address the  
8 Planning Commission at this time?

9 MR. SHAPIRO: I'm available for  
10 any questions.

11 CHAIRPERSON PEHRSON: Thank you,  
12 sir. This is a public hearing. If there  
13 anyone in the audience who wishes to address  
14 the Planning Commission at this time, please  
15 step forward.

16 You have to come to the podium,  
17 sir.

18 MR. APIVIAN: I am not a  
19 resident, so I prefer residents to speak  
20 before me. That's why I was hesitant.

21 CHAIRPERSON PEHRSON: You're it.

22 MR. APIVIAN: My name is Ned  
23 Apivian. I am a licensed architect in the

1 State of Michigan and professional community  
2 planner.

3 As an elected official, and  
4 representing my community, we had a meeting  
5 at SEMCOG here in Novi. And the interesting  
6 thing was, there was this reputation about  
7 Novi that this is a tough place for people  
8 like me to present plans and designs, as you  
9 guys are really tough. And the mayor got up  
10 at that meeting of SEMCOG and proclaimed of  
11 how important the City of Novi regarded its  
12 open land, and not only gave us all the  
13 lecture about Novi, No. 7 and the train stop,  
14 and I found that very impressive.

15 Now, this particular site, I am  
16 familiar with, because I have been working on  
17 it personally for the last four years.

18 Now, I understand this is not  
19 a -- I understand -- excuse me. I'm due for  
20 an open heart operation tomorrow morning, I  
21 wanted to come here today, I wish I was  
22 better prepared. I cannot believe that you  
23 have a 10-acre site of woodlands, and you

1 have a tree preserve ordinance and you let a  
2 developer walk in here and tear that all up.  
3 I wanted to study your master plan. I can't  
4 believe, if I studied your master plan,  
5 you're 37 houses short of meeting your plan,  
6 your goal.

7 The other day I went through  
8 the Emagine show here with my wife, I didn't  
9 even know about that Fountain development. I  
10 am familiar with all the stuff on Grand  
11 River. I have been there many times for many  
12 functions. I cannot believe you need a  
13 little bit more commercial over there on the  
14 corner of Middlebelt and Twelve Mile.

15 You have more commercial than I  
16 could list ten other cities put together  
17 have. You don't need to do this. You should  
18 have left that RA, and so you're not tough  
19 apparently, you're really easy. To take a  
20 hill that's solid woods and you're going to  
21 put 37 houses on it. I'd like to know what  
22 you're going to do with the runoff. It's the  
23 silliest thing in the world, to take the

1 corner of Meadowbrook and Twelve Mile, and  
2 that's what's scares everybody, put a  
3 retention pond on it.

4 So I spoke to Sri,  
5 unfortunately, I didn't get a chance to study  
6 your master plan, I got a couple other  
7 problems just lately. And this is supposed  
8 to be a hearing, as I understood it, in order  
9 for you to decide whether you're going to  
10 throw your wetlands and your tree preserve  
11 ordinance to the wind.

12 I don't see how you can make a  
13 development like that, up this hill. What  
14 are you going -- then what happened to a  
15 wetland ordinance? If I was developing this  
16 property, I would not touch that, wouldn't do  
17 a darn thing with that. I would keep it. If  
18 I had a developer that said, fine, that's a  
19 wonderful thing, let's see what we can do  
20 with part of that bottom ten has about eight  
21 acres that is developable with the mitigation  
22 rules, which I have met your consultants in  
23 Ann Arbor and I can't believe they allowed

1 this to happen, with mitigation you could  
2 move that wetland around so it works with the  
3 screen, and so I don't know what I have got  
4 to say. In your ordinance, your amount of  
5 commercial you have in the housing that --  
6 other places you have for those housing, you  
7 need 37 more houses.

8 Now, I can understand 37 more  
9 homes times who knows an average of ten or  
10 \$12,000, will -- it wasn't bringing you much  
11 at -- there is about a total about \$20,000  
12 taxes with that property doing nothing.

13 So I don't want to keep  
14 rambling, it's just a thing, you didn't need  
15 to do it and I think you shouldn't accept  
16 this and I would like to see -- you should  
17 want to see engineering studies as to what --  
18 you can't introduce more water into that  
19 drain than is presently being held in order  
20 to cross Twelve Mile at the far end.

21 So I don't know if this works.  
22 I would have to see the engineering of it.  
23 But that's my appeal. You guys are supposed



1 to be tough. I guess you're not too tough,  
2 if you can let somebody come in here and wipe  
3 out a ten acre forest up a hill. You have  
4 any of questions of me, I would be glad to  
5 answer. I need to be in bed by 9:00.

6 CHAIRPERSON PEHRSON: Thank you,  
7 sir. Good luck tomorrow.

8 Anyone else? Any  
9 correspondence?

10 MR. LYNCH: No correspondence.

11 CHAIRPERSON PEHRSON: Close the  
12 public hearing portion, turn it over to the  
13 Planning Commission at this time. Who would  
14 like to start. Member Anthony.

15 MR. ANTHONY: Rick, I get to come  
16 back to you again.

17 Just so it's clear, the portion  
18 of the property that -- the subject property  
19 that's a single family home, that's not a  
20 protected woodland, is it, or is it a  
21 protected woodland?

22 MR. MEADER: I believe there is a  
23 good amount of protected woodland on it.

1 MR. ANTHONY: So when that  
2 development comes through, what's the offset  
3 that the city receives with that protected  
4 woodland being developed?

5 MR. MEADER: We get -- well, they  
6 are they required to replace trees either on  
7 site or add to the tree fund \$400 per credit,  
8 which is determined by the tree size and how  
9 much are approved.

10 MR. ANTHONY: Has that agreement  
11 been finished yet?

12 MR. MEADER: I don't know if the  
13 permit is complete, but it's -- we have gone  
14 through the negotiations. They have come up  
15 with calculations for the number of trees  
16 that have been removed, will be replaced and  
17 will be put in the tree fund. That's the  
18 plans for currently.

19 MR. ANTHONY: So pretty much  
20 close, that development, both sides agreeing  
21 with how to resolve the trees and  
22 replenishing trees overall for the balance of  
23 trees in the City of Novi. Good.

1                   Just as all our other  
2                   properties that are developed that run into  
3                   protected woodland, we are looking at  
4                   enforcing that ordinance and making sure we  
5                   get that balance in return.

6                   MR. MEADER: Right.

7                   MR. ANTHONY: Jeremy, this is for  
8                   you on the engineering.

9                   The stormwater runoff, and  
10                  compared with the multiple, looks like in the  
11                  wetland areas and the basins that are there,  
12                  how did the engineering report look for  
13                  stormwater?

14                 MR. MILLER: They are currently  
15                 meeting all our standards, so there will be  
16                 more detail on the final site plan, we have  
17                 it detained for the 100 year storm event,  
18                 they can't exceed runoff that is currently  
19                 there now, so it shouldn't change too much.

20                 MR. ANTHONY: So your analysis  
21                 meets all industry standard and the standards  
22                 that you have used on all other sites in  
23                 Novi?

1 MR. MILLER: Yes.

2 MR. ANTHONY: I am glad to see --  
3 the developer, I just have a couple of  
4 questions for you.

5 MR. SHAPIRO: My name is Gary  
6 Shapiro. I'm here with Andy Wozniak. This  
7 has been an ongoing process. I'm sure you're  
8 very familiar with us. We have been working  
9 on this for -- it's getting close to three  
10 years now.

11 Just a quick summary, for, you  
12 know, the various meetings, we've met with  
13 everybody, all the neighbors, all the people  
14 around and it's a very, very comprehensive  
15 plan. Which it started out at 250 units and  
16 started out a commercial center with 80  
17 townhouses.

18 The finished product, as you  
19 may recall, and I can go through it in more  
20 detail to refresh you, you should have our  
21 big compressive book. It is on this 20 acres  
22 at the corner of Twelve and Meadowbrook, we  
23 worked with Tollgate, we protected 90-foot,

1 minimum of 50 foot average of 90 foot  
2 greenbelt all the way along a quarter mile.  
3 We left all the wetlands. We are only  
4 impacting on this entire site, 0.024, not  
5 even a percent of wetland.

6 We worked very collaboratively  
7 with Tollgate Farms, our wetlands  
8 consultants, your wetland consultants, the  
9 planners, Rod Arroyo, Barb McBeth and her  
10 staff, in improving the stormwater. The  
11 water is coming on our site from Tollgate,  
12 and we will be cleansing it, because we have  
13 got a very comprehensive plan, now we have a  
14 bifurcated stream, the stream is going to be  
15 combined in a very environmentally sensitive  
16 plan, and it took a long time -- to me, I'm  
17 very passionate about the plan. And it's an  
18 award winning plan. It's not what I  
19 anticipated. I thought it was going to be  
20 close to 200 units on a major intersection  
21 and corner, but it was collaboratively done  
22 and, you know, of the 20 acres, 42 percent of  
23 it is open.

1 MR. ANTHONY: Mr. Shapiro, thank  
2 you for working with our staff. I was one of  
3 those, when this first came up, I really  
4 wasn't too excited about the development  
5 either. But I am glad that you have worked  
6 with the staff and come up with the  
7 development that you have now. I really did  
8 like the park trailhead, the wetland  
9 protection, how that's all integrated. That  
10 was nicely done. So thank you.

11 So in that continued  
12 cooperation, I just wanted make sure that as  
13 I hear from staff, that you are on path and  
14 willing to work with the city in their tree  
15 ordinance in meeting those requirements.

16 MR. SHAPIRO: We worked with  
17 their woodland staff and ours, theirs is over  
18 700 credits, which will be planted. There is  
19 somewhere over 500 replanted trees, more than  
20 I have seen just about anywhere, yes, we are.  
21 No variances in the ordinance.

22 MR. ANTHONY: So those trees that  
23 are replanted, are they all on this property

1 or are they in other areas of the city?

2 MR. SHAPIRO: Planting them all  
3 on this property and good amount of them we  
4 are planting on the park. You know, the park  
5 with the wetlands will remain on that corner,  
6 and we're donating to the City of Novi 2.3  
7 acres of land, deeding it to you. We worked  
8 with parks and rec over the last year and a  
9 half, it's going to be a passing park. When  
10 the small boutique shops are built, there  
11 will be a parking lot and bike racks. So the  
12 trees are all going on-site, all along on  
13 Meadowbrook, the development is tucked back  
14 140 feet, in all those communities, so there  
15 is a wall of trees on Meadowbrook and all the  
16 way down Twelve Mile.

17 MR. ANTHONY: I know it's been a  
18 difficult path, but thank you for working  
19 with our staff.

20 MR. SHAPIRO: Thank you.

21 CHAIRPERSON PEHRSON: Thank you,  
22 Member Anthony. Member Zuchlewski.

23 MR. ZUCHLEWSKI: I have a couple

1 questions for Jeremy. We had talked about  
2 the trees separating the commercial property  
3 from the residential, and a large greenbelt  
4 and some wetlands or some ponds.

5 I'm looking, is that a masonry  
6 screen, will there be a masonry screen built  
7 there or is it going to be a landscaping  
8 buffer, so to speak?

9 MR. MEADER: It's going to be  
10 mostly trees. There is no masonry between  
11 the residential and the commercial. It's  
12 going to be a lot of trees and a lot of  
13 topography in between.

14 MR. ZUCHLEWSKI: And the business  
15 types that are going in, I heard boutique  
16 shops, is that correct?

17 MR. SHAPIRO: The building will  
18 have fast, casual restaurants, so we have  
19 limited it, so no gas stations. I think at  
20 this meeting, there was no smoke shops, no  
21 hard uses that will be going on that corner.

22 So, we are now -- we are going  
23 to be very picky for who goes there in Novi.



1 We are picky, who we want to get there. We  
2 want to have more coffee shops.

3 MR. ZUCHLEWSKI: So it might be a  
4 restaurant of sorts?

5 MR. SHAPIRO: Yes, there may be a  
6 bank or -- we are talking with one of the  
7 community banks who wants to come on the  
8 site, those type of uses. But no gas  
9 stations.

10 MR. ZUCHLEWSKI: No fast food  
11 restaurants?

12 MR. SHAPIRO: No fast food  
13 restaurants.

14 MR. ZUCHLEWSKI: Then the  
15 retention ponds. I tried to look at the  
16 depth and figure out what the depth of these  
17 things are. It looks like they're a  
18 one-on-one kind of slope going down. I  
19 couldn't count the rings, my eyes aren't too  
20 good today. What is the depth of the ponds?  
21 What are they going to be?

22 MR. MILLER: I would have to go  
23 back and look at the plans, see the exact

1 depth of these. A one on four slope, that we  
2 require.

3 MR. ZUCHLEWSKI: Okay. So what  
4 are we thinking, are we thinking seven feet,  
5 eight feet?

6 MR. MILLER: Depending on if they  
7 have standing water, that the three feet of  
8 standing water and then another three or four  
9 feet of volume --

10 MR. ZUCHLEWSKI: For potential.  
11 So it could be seven feet, six, seven feet.  
12 Are these fenced, will they be fenced?

13 MR. MILLER: We don't require  
14 fencing. Usually have landscaping around  
15 them.

16 MR. ZUCHLEWSKI: And those are my  
17 questions. Thank you.

18 CHAIRPERSON PEHRSON: Member  
19 Baratta.

20 MR. BARATTA: Just one question  
21 for you. We are talking about the 19 trees  
22 that were going to be eliminated, were  
23 protected trees of some sort.

1 MR. MEADER: Say it again.

2 MR. BARATTA: There were 19 trees  
3 that were going to be eliminated, were they  
4 protected? Did I understand that correctly?

5 MR. KOMARAGIRI: They are  
6 specimen trees.

7 MR. BARATTA: What is a specimen  
8 tree?

9 MR. MEADER: It's a tree based on  
10 the species, at a certain size, it's in the  
11 woodland protection ordinance. So a cedar  
12 might be eight inches versus a red oak might  
13 be 24 inches.

14 MR. BARATTA: One of those trees  
15 you shouldn't cut down?

16 MR. MEADER: Yes.

17 MR. BARATTA: How many are we  
18 losing of those? I'm suspecting they are  
19 mature trees would be my simple definition.

20 MR. KOMARAGIRI: Total 19 trees,  
21 and we are losing 17.

22 MR. BARATTA: Is there any way to  
23 preserve a portion of those 17? I mean, are

1           they -- any idea where they are there at?

2                       MR. MEADER: I don't know off the  
3 top of my head. I think they are sporadic,  
4 across -- weren't they -- do you remember?

5                       MR. MILLER: In the center of the  
6 development, residential section.

7                       MR. BARATTA: So it's something  
8 that would have to come down based on this  
9 plan.

10                      MR. MEADER: I would think so.

11                      MR. SHAPIRO: For the efficiency  
12 of the plan, they came down and we looked at  
13 it like we are replacing them on the  
14 perimeter where people can experience them,  
15 but in the practicality of the plan, it  
16 didn't work, it was a trade off throughout --  
17 at the council meeting and planning  
18 commission early on.

19                      MR. BARATTA: Different size of  
20 trees?

21                      MR. SHAPIRO: Basically bigger  
22 trees.

23                      MR. BARATTA: I guess the way I

1 analyze it, you've got a mature tree that's  
2 been run off a long time, we are cutting that  
3 down, we are putting even money in the tree  
4 fund or we are planting a smaller caliber of  
5 tree to compensate, fair statement?

6 MR. MEADER: That's fair.

7 MR. BARATTA: Thank you.

8 CHAIRPERSON PEHRSON: Member  
9 Lynch.

10 MR. LYNCH: I do have a few  
11 comments. I appreciate -- I think I was here  
12 three or four years, you have been working on  
13 this thing --

14 MR. SHAPIRO: Several times.

15 MR. LYNCH: I remember how dense  
16 the initial proposal was. I appreciate the  
17 fact that over the years, I mean, this has  
18 been several years that we have been  
19 modifying this plan.

20 I appreciate the fact that --  
21 understanding that the developer has a right  
22 to develop their land, and also working with  
23 the city, I think we have come up with -- I

1 mean, we have been through how many  
2 variations, how many times we sent you back?

3 MR. SHAPIRO: I've revised this  
4 15, 20 times.

5 MR. LYNCH: I do recall being the  
6 one to stand up, if the trees get removed,  
7 they go back on that property, right, so we  
8 are not taking them.

9 MR. SHAPIRO: We are putting more  
10 line --

11 MR. LYNCH: I'm not a big  
12 proponent of this tree fund. I'd rather, if  
13 the trees are there, and they got to be  
14 removed, at least replacement trees should go  
15 back somewhere in an open space. I  
16 appreciate you doing that. I also appreciate  
17 the work that you did along the Tollgate  
18 property, along Meadowbrook Road, because --  
19 wasn't this the beauty road, and that was not  
20 a trivial exercise getting the easement. I  
21 appreciate you doing that.

22 Overall, from I have seen, from  
23 where we started, understanding your right to

1 develop the property, I think this is the  
2 best that we could possibly come up with at  
3 this time.

4 I am in absolute support of  
5 this particular program. I think we've -- or  
6 this particular project. I think we've been  
7 through this through infinitum -- I mean, the  
8 revisions and the -- a lot of the  
9 considerations that many people -- a lot of  
10 the development of this PRO property is not  
11 public, has been done between developer and  
12 staff with the Planning Commission.

13 I am satisfied that all the  
14 changes that you have made will improve the  
15 City of Novi, where it is right now. This  
16 particular plan I believe, in my heart, this  
17 will improve the City of Novi. So I am in  
18 full support of what you have done.

19 I appreciate the three years  
20 of -- I know we have been a pain in the butt  
21 for you, but I appreciate your efforts in  
22 this particular property.

23 CHAIRPERSON PEHRSON: Is that a

1 motion?

2 MR. LYNCH: I will make a motion.  
3 In the matter of Beacon Hill JSP15-08, motion  
4 to approve the preliminary site plan with  
5 site condominium based on and subject to  
6 following, A, the applicant revised the plans  
7 for commercial development to conform to the  
8 code at the time of the final site plan for  
9 phase two, and seek approval for any approved  
10 planning rezoning overlay agreement to  
11 include the additional deviations identified  
12 with this review. B, the plan is in  
13 compliance with ordinance standards and the  
14 staff and consultant review letters and  
15 conditions and items listed in those letters  
16 as well, as all those items and conditions of  
17 the PRO agreement as approved, with these  
18 items being addressed on the final site plan.

19 And finally, this motion is  
20 made because the plan is otherwise in  
21 compliance with Article 3, Article 4, Article  
22 and of the zoning ordinance and all other  
23 applicable provisions of the ordinance.



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MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: Motion by  
Member Lynch, second by Member Anthony.

Any additional comments?

MR. SHAPIRO: Just one. I will  
say that, you know, from personal experience,  
I'm sure the petitioner can also attest to  
this, the City of Novi is not an easy place  
to work to get approval. I truly say that  
from personal experience.

CHAIRPERSON PEHRSON: Sri, can  
you call the roll.

MR. KOMARAGIRI: Member  
Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MR. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MR. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

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MR. KOMARAGIRI: Motion passes  
five to zero.

MR. LYNCH: In the matter of  
Beacon Hill JSP15-08, motion to approve the  
phasing plan based on and subject to the  
following, the findings of compliance with  
the ordinance standards in the staff and  
consultant review letters and conditions and  
items listed in those letters, being  
addressed on the final site plan.

This motion is made because the  
plan is otherwise in compliance with Article  
3, Article 4 and Article 5 of the zoning  
ordinance and all other applicable provisions  
of the ordinance.

MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: Motion by  
Member Lynch, second by Member Anthony. Any  
other discussions?

Sri, please.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MR. KOMARAGIRI: Member Lynch?

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MR. LYNCH: Yes.

MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MR. KOMARAGIRI: Member

Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MR. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MR. KOMARAGIRI: Motion passes  
five to zero.

MR. LYNCH: In the matter of  
Beacon Hill JSP15-08, motion to approve the  
wetland permit based on and subject to the  
findings in compliance with the ordinance in  
the staff and consultant review letters, and  
the conditions and items listed on those  
letters being addressed in the final site  
plan. So this motion is made because the  
plan is otherwise in compliance with Chapter  
12, Article 5 of the Code of Ordinances and  
all other applicable provisions of the  
ordinance.

MR. ANTHONY: Second.

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CHAIRPERSON PEHRSON: Motion by Member Lynch, second by Member Anthony. Any other discussions?

Sri, please.

MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MR. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MR. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MR. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MR. KOMARAGIRI: Motion passes five to zero.

CHAIRPERSON PEHRSON: This is the last -- two more. In the matter of Beacon Hill JSP16-05, motion to approve the woodland permit based on and subject to the findings of compliance with the ordinance standards in the staff and consultant review letters, the

1 conditions and items listed in those letters  
2 being addressed on the final site plan.

3 This motion is made because the  
4 plan is otherwise in compliance with Chapter  
5 37 of the Code of Ordinances and all other  
6 provisions of the ordinance.

7 MR. ANTHONY: Second.

8 CHAIRPERSON PEHRSON: Motion by  
9 Member Lynch, second by Member Anthony, other  
10 discussions? Sri, please.

11 MR. KOMARAGIRI: Member Baratta?

12 MR. BARATTA: Yes.

13 MR. KOMARAGIRI: Member Lynch?

14 MR. LYNCH: Yes.

15 MR. KOMARAGIRI: Chair Pehrson?

16 CHAIRPERSON PEHRSON: Yes.

17 MR. KOMARAGIRI: Member

18 Zuchlewski?

19 MR. ZUCHLEWSKI: Yes.

20 MR. KOMARAGIRI: Member Anthony?

21 MR. ANTHONY: Yes.

22 MR. LYNCH: Finally, in the  
23 matter of Beacon Hill JSP15-08, motion to

1 approve the stormwater management plan, based  
2 on the findings in compliance with the  
3 ordinance standards in the staff and  
4 consultant review letters and the conditions  
5 and items listed in those letters being  
6 addressed on the final site plan.

7 This motion is made because  
8 it's otherwise in compliance with Chapter 11  
9 of the Code of Ordinances and all other  
10 applicable provisions of the ordinance.

11 MR. ANTHONY: Second.

12 CHAIRPERSON PEHRSON: Motion by  
13 Member Lynch, second by Anthony. Any other  
14 comments? Sri.

15 MR. KOMARAGIRI: Member  
16 Zuchlewski?

17 MR. ZUCHLEWSKI: Yes.

18 MR. KOMARAGIRI: Member Anthony?

19 MR. ANTHONY: Yes.

20 MR. KOMARAGIRI: Member Baratta?

21 MR. BARATTA: Yes.

22 MR. KOMARAGIRI: Member Lynch?

23 MR. LYNCH: Yes.

1 MR. KOMARAGIRI: Chair Pehrson?

2 CHAIRPERSON PEHRSON: Yes.

3 MR. KOMARAGIRI: Motion passes  
4 five to zero.

5 CHAIRPERSON PEHRSON: Next on the  
6 agenda is the Master Plan for Land Use  
7 adoption.

8 It's a public hearing for the  
9 Planning Commission's adoption of the 2016  
10 Master Plan for Land Use in order to fill the  
11 requirements of the Michigan Planning  
12 Enabling Act and provide a plan for future  
13 development in the City of Novi.

14 MR. KOMARAGIRI: We are very  
15 excited about this. After many months of  
16 work, the Planning Commission is now in  
17 position to take the last step in the Master  
18 Plan review in their option process, holding  
19 a final public hearing on the proposed 2016  
20 Master Plan For Land Use.

21 Previously the Planning  
22 Commission received and approved the Master  
23 Plan dated June 16, 2016, for distribution.

1 The review summarized the research and  
2 development of the 2016 Master Plan for Land  
3 Use by City of Novi Community Development  
4 staff, the Planning Commission's master  
5 planning and zoning committee and Clear  
6 Zoning consultants and GMA.

7 It included a draft that was  
8 recommended for distribution by the Planning  
9 Commission on June 16, 2016, and the City  
10 Council on July 11, 2016.

11 The Michigan Planning Enabling  
12 Act requires a public hearing to take place  
13 after the close of the required 63 day common  
14 period allowing for neighboring communities,  
15 community railroads and public utilities to  
16 review the document. During the comment  
17 period, the city received comments from  
18 Oakland County and private property owners  
19 which is included in your packet. There are  
20 no unfavorable comments.

21 A public hearing is scheduled  
22 for September 28, which is today, Planning  
23 Commission meeting. After holding the public



1 hearing and evaluating the public comments,  
2 the Planning Commission may adopt by  
3 resolution the proposed 2016 Master Plan for  
4 Land Use with or without any changes the  
5 commission deems appropriate. A draft of the  
6 resolution is included in your packet and we  
7 have it available.

8 Alternatively, the Planning  
9 Commission may postpone on the matter and  
10 seek additional information or review from  
11 staff or the Master Plan and Zoning  
12 Committee.

13 The State Planning Enabling Act  
14 requires an affirmative vote of not less than  
15 two-thirds of the members to approve a  
16 resolution to adopt a set of Master Plan  
17 amendments.

18 After approval, the State Act  
19 also requires the Planning Commission chair  
20 or secretary to sign a copy of the resolution  
21 and the resolution is placed inside the front  
22 or back cover of the Master Plan.

23 Following approval, the Master

1 Plan will be distributed to the City Council  
2 and published for the public.

3 Our consultants from Giffels  
4 Webster, Rod Arroyo, Jill Baum and Ali  
5 Pearson from GMA are here along with the  
6 staff if you have any questions. Thank you.

7 CHAIRPERSON PEHRSON: Thank you  
8 so much. This is a public hearing. If there  
9 is anyone in the audience that wishes to --  
10 do we want Rod to say anything?

11 MS. MCBETH: I believe Rod was  
12 going to stand by for questions.

13 CHAIRPERSON PEHRSON: Sorry,  
14 didn't mean to cut you off, Rod. I know how  
15 you like to talk.

16 If there is anyone in the  
17 audience who wishes to address the Planning  
18 Commission on this particular matter, please  
19 come forward.

20 MR. QUINN: Good evening,  
21 gentlemen, appearing on behalf of Dan Weiss.

22 Mr. Weiss, through his planner  
23 and development consultant, Martin Smith, has

1 submitted a previous letter to this panel and  
2 to the department concerning the Master Plan  
3 as it pertains to two specific corners in the  
4 city. I'm just going to comment briefly on  
5 those.

6 Officially, I would say we  
7 would like you to include these proposed  
8 changes in the Master Plan, having been gone  
9 through these things for the last 30 years, I  
10 know that's not going to happen, but I would  
11 like the comments to be preserved for the  
12 record when, in fact, future rezonings for  
13 these parcels come in, and therefore, our  
14 comments will have been made as part of the  
15 Master Plan.

16 The first corner I would like  
17 to show you is the corner of Meadowbrook and  
18 Grand River. Mr. Weiss owns all of the  
19 property from Meadowbrook all the way to  
20 Glenda's along Grand River. Currently, the  
21 corner parcel is Master Planned Township  
22 center gateway, we would propose that that be  
23 Master Planned community commercial, so that

1 a B2 rezoning at a later date would be  
2 supported. Commercial, small commercial  
3 there, matches the car dealership right  
4 across the street, the Cadillac dealership  
5 and it could support people from the  
6 subdivision to the south walking to the  
7 corner, which is part of the city's Master  
8 Plan to allow people to walk to local  
9 commercial. Also your Master Plan  
10 specifically says that increased  
11 commercial -- additional commercial along  
12 Grand River Avenue is one of your goals.

13 The other parcel is again,  
14 adjacent to Glenda's, Glenda's is in effect a  
15 retail center, and we are requesting that  
16 that would be Master Planned as community  
17 commercial, once again, to support in the  
18 future a B2 use. Currently it's an  
19 industrial proposed area on the Master Plan.

20 The other corner is at the  
21 corner of Novi Road and Ten Mile. This, of  
22 course, is a corner that some of you and I  
23 have been involved with for about the last 15

1 years.

2 Previously the owner came  
3 forward with a commercial development with a  
4 PRO that was turned down, then he came back  
5 on the rear here for residential along Nick  
6 Lidstrom Drive, which is being constructed  
7 today.

8 The proposed changes that we  
9 would like to see in the Master Plan would be  
10 along the frontage to have community  
11 commercial, frontage of Ten Mile, community  
12 commercial that would allow again a B2 light  
13 zoning use in the future, and to the rear of  
14 that B2, an area that would allow high  
15 density, multiple family, the RM2 is the type  
16 of rezoning that he would be looking for  
17 there.

18 The residential use here would  
19 become compatible with the residential use  
20 that's just been approved across the creek.  
21 This dividing line through here is the creek  
22 line. So it's a drop of about 30 feet from  
23 the north side, to the south side, so having

1 additional town homes there would be  
2 satisfactory and adjacent to the other.

3 So those are the two areas that  
4 the letter of September 16th addressed.  
5 Again, officially, we would like to see those  
6 as part of the Master Plan, but we would also  
7 like the comment preserved and the letter  
8 preserved for future reference. Thank you.

9 CHAIRPERSON PEHRSON: Thank you,  
10 sir. Appreciate that. Anyone else.  
11 Correspondence?

12 We will close the public  
13 hearing portion of this, turn it over to the  
14 Planning Commission --

15 MS. MCBETH: I apologize. There  
16 is correspondence. Mr. Quinn was just  
17 referring to a couple of the letters, then  
18 there is a third letter.

19 MR. LYNCH: It was so long, I  
20 didn't see. We just add that into the public  
21 record. There is a letter from Mr. Quinn on  
22 behalf Dan Weiss. We will add this into the  
23 public record. You want me to go through?

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CHAIRPERSON PEHRSON: No.

MR. LYNCH: He did a better job than I can.

CHAIRPERSON PEHRSON: Is there another one?

MR. LYNCH: There is two of them.

MS. MCBETH: Through the Chair, there is a third letter, too, from somebody who is not --

MR. LYNCH: I am not a good secretary. I'm sorry.

Want me to read this one.

CHAIRPERSON PEHRSON: Yes.

MR. LYNCH: This is from Jeffrey Hein, managing member of Grand River Beck, LLC, he's writing a letter, he's got some parcel listed here. We are in full support of the Master Plan, regarding site two, proposal Clearzoning. Provides great opportunity. They like the mixed use zoning operation, zoning operates successfully in similar commercial transition zones.

They want to commend the City

1 of Novi Planning Department and Clearzoning  
2 for their vision and very important -- this  
3 is why you're having me read this. That was  
4 an approval.

5 CHAIRPERSON PEHRSON: Probably  
6 written by Rod.

7 With that, we will close the  
8 public hearing now. Officially. Turn it  
9 over to the Planning Commission for  
10 recommendation.

11 MR. ANTHONY: Question to the  
12 staff. So in having these letters put  
13 into -- you know, into the record, does that  
14 somehow diminish the strength of our zoning  
15 ordinance?

16 MS. MCBETH: Through the Chair, I  
17 don't think it does. I think it's part of  
18 the public comment that we hope for and we  
19 wish to receive as part of the Master Plan  
20 process. A couple of them were coming in a  
21 little bit late, as Mr. Quinn alluded to, and  
22 certainly take those into consideration if a  
23 project comes forward. I'd like to take a



1 look at those and study those in a little bit  
2 more detail. But I don't think it diminishes  
3 the work that's been done. I think it  
4 enhances it actually.

5 CHAIRPERSON PEHRSON: Member  
6 Baratta?

7 MR. BARATTA: I have a couple of  
8 questions for the staff.

9 On the pavilion section, do we  
10 still have a retail component attached to  
11 that? I think that was -- a thought that was  
12 still part of it.

13 MS. MCBETH: Yes, it is, still  
14 included.

15 MR. BARATTA: I guess my comment  
16 with respect to that, that we are not that  
17 far from the mall area, and I know that trade  
18 area, I think I brought this up before, it's  
19 pretty limited there with the cross streets  
20 and the lake there. And I just didn't think  
21 that that was a good use for that particular  
22 area. And I will restate that. I think it's  
23 very good for residential, but I have serious

1 concerns, particularly after driving that  
2 area, that there is going to be enough  
3 population there to sustain it. I don't  
4 think we need retail there.

5 The second question that I had  
6 was, with respect to the city west, and maybe  
7 you can help me with this, what is the  
8 maximum height of the -- how many stories --  
9 what is the maximum amount of stories the  
10 building can have in that area?

11 MS. MCBETH: You know, I think it  
12 might be a good opportunity to bring Rod and  
13 his team forward to talk about those in a  
14 little bit more detail.

15 MR. BARATTA: You did the  
16 research, you made a recommendation, we have  
17 a retail component, the restaurants,  
18 et cetera. Have you looked at the viability,  
19 the economic viability of those uses there as  
20 part of your program for your recommendation?

21 MR. ARROYO: Yes. Program and  
22 the recommendation for land use perspective  
23 is for a mixed use area. And the uses that

1 are anticipated include residential,  
2 including cottage type residential, some  
3 limited goods and services, particularly  
4 those that are related to taking advantage of  
5 the fact that you've got the lake there, you  
6 have the activities associated with it,  
7 healthy food and dining, fitness related  
8 clothing, those types of things. So it's  
9 kind of niche retail and local service type  
10 retail that would likely be there,  
11 restaurants potentially, too, as well. Those  
12 are all the type of retail that would likely  
13 develop on the ground floor, if you ended up  
14 with a two-story building, for example.

15 MR. BARATTA: How far is that  
16 from the Twelve Mile and Novi intersection,  
17 do you remember offhand?

18 MR. ARROYO: Yes, it's a mile.  
19 You're looking at -- we are talking, roughly,  
20 Thirteen Mile, maybe a little bit less,  
21 depending upon what portion you're on, but  
22 it's somewhere in the neighborhood. But it's  
23 a totally different type of market than

1 what's down at Twelve Mile. What's down at  
2 Twelve Mile and Twelve Oaks Mall area is  
3 regional commercial. This is more, like I  
4 said, oriented towards that local market and  
5 also oriented towards the lake and what might  
6 be associated with it. It's not there to  
7 compete with what is down by the mall.

8 MR. BARATTA: My perspective,  
9 being a retailer for many, many years, I just  
10 don't think there is enough market there,  
11 being a mile away from a major center of  
12 retail. This doesn't particularly -- to have  
13 a trade area just north of it that's  
14 basically a lake. But that's a disagreement  
15 that we would have. From an economic  
16 standpoint, I think that makes it very  
17 challenged to have an ongoing business  
18 succeed there.

19 As for the moving it over to  
20 the city west, what is the maximum number of  
21 floors, that I could have in the building in  
22 there, is it one floor, two floors, ten  
23 floors?

1 MR. ARROYO: North of Grand  
2 River, the anticipation is that it's  
3 primarily going to be three to five,  
4 possibly, two, three, four, five, but there  
5 is a potential to have up to ten stories.

6 MR. BARATTA: I guess when I look  
7 at that, I look at Novi, I look at Novi as  
8 being one city in the entire metropolitan  
9 area, and includes the Wixom, et cetera,  
10 Southfield and you know, I guess from my  
11 perspective, I just don't think that living  
12 in Novi all these years, not too far from --  
13 I just don't think this fits into our vision  
14 of what Novi really is today. We are not  
15 Southfield. I look at 10 stories at being  
16 something that -- you know, I just don't see  
17 how that fits into what we are talking about.

18 And one thing I have always  
19 looked at when we developed things is I'm  
20 looking to create concentrated areas. I look  
21 at Novi Road and the highway just as an  
22 example. We really want that, at least in  
23 opinion, to be vibrant. You got the mall,

1           you have the centers across on the north  
2           side, you have got retail on the south side,  
3           you have got some future development going on  
4           there.

5                           And if you really want to  
6           concentrate on this and make that a viable  
7           area, you know, unlike Washington DC, I know  
8           you have got a few examples in your  
9           presentation, I thought it was very good, by  
10          the way. We are not Washington. Rockville,  
11          I think that is one of them, schedule  
12          project, I have gone to that project. We are  
13          not that. We don't have the growth.

14                          So from my perspective, I think  
15          we will be diminishing really a major  
16          intersection in Novi, if we consider that,  
17          and at least, getting that high, and  
18          basically, putting something in that area,  
19          just doesn't fit. That's my opinion. What  
20          am I to say. What do you see that I'm not  
21          anticipating here?

22                          MR. ARROYO: One thing is we saw  
23          a couple of things. One, the property

1 between Grand River and 96 is obviously along  
2 the freeway. It has access to interchanges,  
3 actually two interchanges or three, depending  
4 on how far you want to go. Certainly it's  
5 between two interchanges. It has direct  
6 proximity to a regional attraction, Suburban  
7 Collection Showplace, it has the ability to  
8 provide for unique type of development that's  
9 not currently found within the city.

10 One of the things that the  
11 analysis that we did as part of this showed  
12 that there is a lot of entertainment dollars.  
13 In fact, the majority of the entertainment  
14 dollars with Novi residents is going outside  
15 of the City of Novi. So there is an  
16 opportunity to capture that, and to something  
17 of an entertainment district, and along with  
18 that, you would want some density of  
19 population, you would want the opportunity  
20 for possibly a hotel.

21 If the ten story building even  
22 happens, you know, it may never happen. It  
23 allows for the potential for that to happen.

1 But that could end up being a hotel. It  
2 could end up being a mixed use building  
3 that's partially hotel, partially office,  
4 partially retail, partially restaurant, we  
5 don't know. But it opens the door for  
6 creativity for an entertainment and mixed use  
7 district directly west of the Suburban  
8 Collection Showplace so you can build upon  
9 the investment that's already been made in  
10 this community, and the attraction that's  
11 already occurring to this part of town, you  
12 have made transportation improvements, Grand  
13 River has been widened, the interchanges have  
14 been improved. This is an opportunity to  
15 capture that investment, get additional tax  
16 base and get additional synergy and turn this  
17 into something even better than it is now and  
18 allow for it to grow and really just be  
19 flexible to see where the market goes and  
20 what opportunities might present itself.

21 MR. BARATTA: Well, thank you.

22 But from my perspective, I think -- I'm not  
23 in favor of that plan with those caveats. I



1 think we are diminishing the intersection. I  
2 think there is a hotel under construction in  
3 Wixom, just across the highway. I don't  
4 think that the character of that area  
5 supports what we are talking about.  
6 Rockville Center, if you go to Washington DC,  
7 you will see it's in the middle of that  
8 metropolitan area with a lot of growth,  
9 spreading out in rings, and it's not -- it's  
10 almost an (unintelligible) and are at the end  
11 of the market. I just think it's wrong for  
12 us with those features in it, but that's my  
13 opinion.

14 CHAIRPERSON PEHRSON: Thank you,  
15 sir. Any other comments?

16 I suggest just the opposite  
17 because in the discussions we had in the  
18 Master Plan and zoning committees and the  
19 different feedback mechanisms we have had and  
20 some of the discussion we have had with Rod  
21 and the team, I think what this does is  
22 exactly what Rod interjects is that it does  
23 open up the possibility for the potential

1           that doesn't exist right now, to turn this  
2           into something with mixed use to bring -- we  
3           talked along Grand River is density  
4           population, bringing people in, so that  
5           dollars are spent in Novi as opposed to  
6           elsewhere.

7                           I think this is the exact kind  
8           of modeling clay that you would want in the  
9           area where you're not going to be -- worrying  
10          people, you've got the flexibility to create  
11          something that doesn't exist anywhere else in  
12          this particular region, as far as going to  
13          Southfield.

14                          But I will see people migrating  
15          between Southfield and Novi. So in the  
16          general area, I think this is the ideal  
17          location for something like this to exist, to  
18          further the whole showcase element up and  
19          along and create the entertainment district  
20          that is lacking right now, where those --  
21          what I see if the dollars are leaving Novi,  
22          going elsewhere.

23                          So I characterize it as a good

1 idea to be determined, based upon the  
2 economic conditions and where we go and how  
3 this is developed going into the future,  
4 whether it's ten stories of stories.

5 Ms. McBeth?

6 MS. MCBETH: I think that's a  
7 good point. Just because the ten stories is  
8 being offered maybe for a limited portion of  
9 the properties that we are talking about  
10 along the freeway, doesn't mean a developer  
11 is going to take that. They might like the  
12 idea of two stories, three stories, four  
13 stories, maybe even five stories, but the ten  
14 stories would not be something that would be  
15 required, that's something that's being  
16 offered. I think it's -- I think you're  
17 right it's the synergy of the entire area,  
18 trying to come together with a little bit of  
19 additional density.

20 CHAIRPERSON PEHRSON: Thanks.

21 Member Lynch.

22 MR. LYNCH: I guess I would like  
23 to weigh in on this, too. We are not locked

1 into a ten story building.

2 CHAIRPERSON PEHRSON: No.

3 MR. LYNCH: I think we are -- I  
4 understand both sides of the argument. I  
5 just want us to be cautious. We really want  
6 to change the character of Novi, but at the  
7 same time I don't like to see the retail  
8 dollars go out of the city. I guess since  
9 this will be public record to City Council, I  
10 just like them to be very cautious on making  
11 too dramatic of a change, granted if it fits,  
12 it fits, because changing the city -- because  
13 I was here when Southfield was just farmland,  
14 and I saw what happened there. It started  
15 small. It got bigger, bigger and bigger. So  
16 we have something in the metro Detroit area  
17 that has these types of things. Novi, from  
18 the time I have been on the Planning  
19 Commission is a semi rural community. Now,  
20 granted the corridor, I agree, is kind of a  
21 retail area. I don't like to see those  
22 retail dollars leave the city, but at the  
23 same time, I would caution City Council, I

1 don't even know -- right now I don't think we  
2 have fire trucks that go up ten stories do  
3 we. There is a lot of ancillary things that  
4 go along with it. Before something gets  
5 approved, I think the concept, I do agree, I  
6 think it makes sense, the way you have laid  
7 it out, it does make sense, but I just want  
8 us to move slow and think about what we are  
9 doing, maybe as part of a bigger project that  
10 may be appropriate, but one off -- I just  
11 want us to be careful on how we proceed with  
12 something that is so dissimilar to what we  
13 have in the city right now.

14 CHAIRPERSON PEHRSON: Mr. Arroyo?

15 MR. ARROYO: Just to respond, I  
16 can make a good point, keep in mind, this is  
17 a long range plan. Keep in mind, also that  
18 this may not happen for five years, it might  
19 not happen for ten years, it may never happen  
20 in terms of the ten story building.

21 You will have to -- if the  
22 opportunity presents itself, you will have to  
23 either amend or create a new zoning district

1 to facilitate this. At that point, you will  
2 be able to specify the standards and the  
3 conditions that you think are appropriate.  
4 This isn't the final word you're going to  
5 have on this.

6 You're setting the potential to  
7 be able to evaluate an opportunity to make  
8 this happen in the future. It doesn't mean  
9 it's going to happen. But you're setting the  
10 basic frame for the evaluation of that, so  
11 that if you choose that it's appropriate to  
12 amend the zoning ordinance and recommend that  
13 to council, that the ordinance be amended,  
14 you will have a foundation upon which you can  
15 make that recommendation. It doesn't  
16 necessarily obligate you to do that or you  
17 may severely limit it. You don't know until  
18 you get to that point and you're not even  
19 sure when that point is going to be. You're  
20 establishing a long term framework.

21 MR. LYNCH: I understand. You  
22 know, since it is a long range plan -- you  
23 know, it's going to take -- there is going to

1 be a lot of debate with anything that goes in  
2 there anyway. I'm comfortable with that.

3 Just for the record, I just  
4 want us to be cautious on how we proceed with  
5 something that maybe -- may appear to be  
6 dissimilar. What I don't want to get into is  
7 something that is so dissimilar to what Novi  
8 is, it's sticking out like a sore thumb.  
9 Obviously if it fits into a overall  
10 development, yes, that may be something -- I  
11 do appreciate you giving us the opportunity  
12 to look at it in the overall plan.

13 But for the record, I just  
14 wanted us to make sure we are cautious on how  
15 we proceed.

16 CHAIRPERSON PEHRSON: Are you  
17 going to make a motion?

18 MR. LYNCH: I will make a motion  
19 to approve or not -- we are approving the  
20 Master Plan with comments. Is that all I got  
21 to do -- to City Council? Or do we just  
22 approve --

23 MS. MCBETH: Through the Chair,

1           there is a resolution in the packet, so you  
2           will be approving the resolution.

3                   MR. LYNCH:   Okay, I am making a  
4           motion to approve the resolution that's  
5           included in the packet.

6                   MR. ANTHONY:   Second.

7                   CHAIRPERSON PEHRSON:   Motion by  
8           Member Lynch, second by Member Anthony, any  
9           other discussion?   Sri, call the roll,  
10          please.

11                   MR. KOMARAGIRI:   Member  
12          Zuchlewski?

13                   MR. ZUCHLEWSKI:   Yes.

14                   MR. KOMARAGIRI:   Member Anthony?

15                   MR. ANTHONY:   Yes.

16                   MR. KOMARAGIRI:   Member Baratta?

17                   MR. BARATTA:   No.

18                   MR. KOMARAGIRI:   Member Lynch?

19                   MR. LYNCH:   Yes.

20                   MR. KOMARAGIRI:   Chair Pehrson?

21                   CHAIRPERSON PEHRSON:   Yes.

22                   MR. KOMARAGIRI:   Motion fails.

23                   CHAIRPERSON PEHRSON:   Next on the



1 agenda is the Thoroughfare Master Plan  
2 adoption. It's a public hearing for Planning  
3 Commission's adoption of the 2016  
4 Thoroughfare Master Plan, in order to provide  
5 the Master Plan future roads and pathways for  
6 the City of Novi.

7 MS. MCBETH: Kirsten is going to  
8 take this one to introduce the topic.

9 MS. MELLEEM: Good evening. Last  
10 item on the agenda.

11 So after almost a year of work,  
12 the Planning Commission is now in the  
13 position today with the last document in  
14 Thoroughfare Master Plan adoption, the Master  
15 Plan for Land Use.

16 We are holding a final public  
17 hearing today on the proposed 2016  
18 Thoroughfare Master Plan. Previously the  
19 Planning Commission received and approved the  
20 Thoroughfare Master Plan dated June 2016 for  
21 distribution.

22 The reports summarized the  
23 research and development of the 2016

1 Thoroughfare Master Plan by the City of Novi  
2 Planning Commission. The city's planning  
3 engineering staff and the transportation  
4 consultants, (unintelligible) included a  
5 final draft that was recommended for  
6 distribution by Planning Commission on  
7 June 16, and by City Council on July 11 of  
8 this year.

9 A public hearing is scheduled  
10 for this evening. After holding a public  
11 hearing and evaluating the public comments,  
12 the Planning Commission may adopt by  
13 resolution the Proposed 2016 Thoroughfare  
14 Master Plan, with or without any changes the  
15 Commission deems appropriate.

16 A draft resolution is included  
17 in the packet, alternately the Planning  
18 Commission may postpone the action matters,  
19 seek additional information or review from  
20 staff or from the Master Plan Zoning  
21 Committee, following approval, the Master  
22 Plan will be distributed to the City Council  
23 and published for the public.

1 CHAIRPERSON PEHRSON: Thank you.  
2 This is a public hearing. If there is anyone  
3 in the audience that wishes to address the  
4 Planing Commission on this topic, please step  
5 forward.

6 MS. WILKINS-GOODEARZ: My name is  
7 Christine Wilkins-Goodearz and I'm a resident  
8 of Willowbrook Community Association of Novi  
9 for 52 years.

10 This whole Master Plan for the  
11 thoroughfare down Ten Mile slipped by me. It  
12 seems that this plan was also -- or a similar  
13 plan was presented a number of years ago, and  
14 it would greatly impact to the detriment of  
15 our homes between Haggerty and Meadowbrook  
16 Road and also Meadowbrook and -- to the  
17 railroad tracks.

18 I am here to say to you that I  
19 am very disappointed, that I understand that  
20 things are put on a website, but not  
21 published necessarily on paper. If it was,  
22 it slipped by me entirely.

23 There are other folks on our

1 subdivision Facebook page that are also in  
2 agreement with me, that we don't wish Ten  
3 Mile to be five lane. We are concerned about  
4 the setback from the front door of our homes  
5 that face Ten Mile, the values on our homes  
6 as a result of that, and how that value will  
7 decrease our homes.

8 I understand that traffic, 52  
9 years ago, I have walked down Ten Mile, down  
10 the middle of it, and I did frequently with  
11 friends and brothers and sisters, and I  
12 understand that there are many more people  
13 here in Novi than at that time. But I also  
14 understand that I lived on Ripple Creek and  
15 now I live on Mallott. And when I lived on  
16 Ripple Creek, I could get out on Ripple Creek  
17 and turn left, turn to the west, people would  
18 stop, let me in. Now, I had to sit in the  
19 turn lane, which is against the law, to get  
20 out, to turn left, at certain times of the  
21 day. I can't even begin to imagine what it  
22 would be like to get out of my subdivision  
23 with five lanes of traffic. It just is

1 unfathomable to me to imagine trying to get  
2 out, even if it's the same amount of traffic,  
3 people politeness and how you would get out  
4 without a traffic signal, when you don't  
5 have -- we have one entrance in, one entrance  
6 out, and in sub two, we have one going out  
7 onto Ten Mile, one onto Meadowbrook. And we  
8 have fought the traffic with 275, but people  
9 have let us out because there were two lanes  
10 of traffic, five lanes, we wouldn't be able  
11 to get out of our subdivision. And I am very  
12 concerned about where that five lanes is, at  
13 the front door of the people that are on Ten  
14 Mile. So I am very much against it. I  
15 appreciate you're giving me this time to tell  
16 you that.

17 CHAIRPERSON PEHRSON: Thank you.

18 Anyone else?

19 MR. JOCZ: Good evening, thank  
20 you for the opportunity to speak to you. My  
21 name is Warren Jocz. I have a couple of  
22 facts for you. I am a Novi resident of 27  
23 years. I am an automotive engineer. I am

1 also the author of an engineering assessment  
2 on Ten Mile that was given to the city in  
3 1995, when the topic of Ten Mile came up. It  
4 was used and highlighted a lot of the  
5 shortcomings of the Master Plan at that time,  
6 and the effects of Ten Mile, that the  
7 previous person spoke about. I will touch on  
8 it a little bit.

9 What I want to do is talk to  
10 you. The plan in front of you, I want to say  
11 that I read all 71 pages, digested it. I  
12 understand -- I got a passion for this. But  
13 I find there is five key areas that every  
14 good plan should have that we're kind of  
15 deficient here. That I would recommend  
16 respectfully that we defer approval, so we  
17 can vet these things out.

18 I'm going to give you five  
19 areas, I'm going to try to supplement that  
20 with some facts.

21 So first of all, there is lack  
22 of consistency in the analysis. I will give  
23 you some details in a second.

1                   There is lack of quantifiable  
2                   benefits given the proposed recommendations  
3                   in there.

4                   Thirdly, we haven't addressed  
5                   or identified what the current state is. I  
6                   understand what the benefits will be, you  
7                   need to know and identify currently what the  
8                   state of conditions are today.

9                   There is some lacking  
10                  information regarding the effects of quality  
11                  of life, as the previous speaker spoke to,  
12                  and lastly, we are missing some elements  
13                  about future of new technologies of how those  
14                  would impact on this proposal.

15                  Let me give you some examples  
16                  of inconsistency and detail. There is two  
17                  main road thoroughfares that are being  
18                  proposed for major improvements, the Beck  
19                  Road and Ten Mile.

20                  Now, if you go into the Master  
21                  Plan in the back of it, there are seven  
22                  graphs or seven charts that talk to you, a  
23                  detailed example of what is happening to Beck

1 Road, segment by segment, before and the  
2 after. There is not a single page what's  
3 happening to Ten Mile. There is no -- is  
4 this is a two lane widening, a five lane  
5 widening, there is no detail, but there is  
6 \$19 million set aside of that. So I think we  
7 are inferring that it's a five lane  
8 thoroughfare, but there is no detail in it,  
9 which is a flaw of the Master Plan. What are  
10 we spending for and how did that become --

11 What are the benefits. Okay.  
12 So, when you do a plan, you make a proposal,  
13 we run the computer models, what is the  
14 effect or the level of improvement that we  
15 expect from that work.

16 Now, you ask the question, do  
17 we even think that the level of improvement  
18 is going to be felt on Ten Mile, or is the  
19 other roads around Ten Mile that will  
20 actually experience the improvement.

21 There is a there think tank  
22 called Brookings Institute, they were both  
23 stuck in traffic, catchy name, very specific



1 to our topic here. And the philosophy behind  
2 that book and that think tank, says if you  
3 widen a road, build it, they will come. If  
4 you widen a road to five lanes, you will get  
5 relief for about nine months, and then what  
6 people will do, they will use that, they will  
7 fill to capacity that road, until they meet  
8 where it exceeds the capacity of that road,  
9 it's the path of least resistance until it  
10 gets congested. So what you have done is you  
11 have created a five lane road that has equal  
12 congestion, though it's taken a lot more real  
13 estate.

14 Thirdly, what is the current  
15 state of which we think we have a problem.  
16 So I went to the Oakland County Road  
17 Commission website and I looked at the  
18 traffic (unintelligible) that were published  
19 in 2015 for Ten Mile, for instance. On  
20 average, about 13,900 on Ten Mile as of last  
21 year.

22 In 1995, when we had the same  
23 discussion, the average traffic was almost

1 19,000 vehicles. We have actually reduced  
2 traffic flow on Ten Mile by 26 percent since  
3 1995. Again, kind of omitted from the plan,  
4 we didn't talk about the baseline.

5 Another side note, the amount  
6 that was used for this Master Plan, I'm an  
7 engineer, so I use computer models all the  
8 time, I understand the strengths and  
9 weaknesses of it, but always for a computer  
10 model, you want to make sure that the  
11 prediction is going to be accurate.

12 So I looked at the accuracy of  
13 the SEMCOG model done in 1995, and the same  
14 model being kind of based on the potentials  
15 here. In 1995, that model anticipated 37,000  
16 vehicles on Ten Mile this year. We have 13.  
17 162 percent overstatement of projected  
18 reality in the future.

19 We are missing blueprint No. 4,  
20 quality of life. There is a table in the  
21 Master Plan Thoroughfare that talks about the  
22 elements of the impact of maybe taking one  
23 house, but we miss a lot of things that our

1 neighbor just talked about.

2 First of all, noise volumes,  
3 when we did the study in 1995, not only did  
4 we take noise meters out onto Ten Mile, but  
5 we looked at what it would do if you did five  
6 lanes, you brought that traffic closer to the  
7 house. Any increase in the width of Ten Mile  
8 would increase the noise level above HUD  
9 standards for those people that live along  
10 Ten Mile, making it unacceptable for them to  
11 be living in their homes with any windows or  
12 doors open, if you like living in a machine  
13 shop, that's the equivalent noise level of  
14 DB.

15 The other thing that was kind  
16 of referenced was the number of curb cuts  
17 along this section of road. If this road was  
18 being designed today, from a clean sheet of  
19 paper, there is that number of curb cuts that  
20 you currently have along Ten Mile. What I  
21 mean by curb cuts, I'm talking about  
22 driveways in subdivision entrances. The  
23 recommended -- by the engineering standards,

1 the recommended speed limit, because of those  
2 curb cuts, to allow people to safely ingress  
3 and egress, the recommended speed along Ten  
4 Mile would be 25 miles an hour. It's 45 now  
5 and you imagine if it's 55 -- five lanes or  
6 whatever the magic number, how many lanes  
7 they are proposing if it's five lanes, people  
8 will not do 45, they will do what the road  
9 will bear, making it impossible for people to  
10 safely ingress and egress around their  
11 communities or around the driveways.

12 Lastly, lack of futuring.  
13 Coming from the automotive industry, I'm  
14 going to talk to you about autonomous  
15 vehicles.

16 CHAIRPERSON PEHRSON: If you  
17 could please summarize.

18 MR. JOCZ: Autonomous vehicles  
19 were mentioned as part of the impact of  
20 government revenue, but there is no  
21 consideration about how autonomous vehicles  
22 will impact traffic flow. So in a letter  
23 from SEMCOG, when they talk about the maximum

1 road capacity, really means that traffic will  
2 either divert away, or it gets stuck in  
3 gridlock during peak hours, that's what a  
4 traffic jam is. Autonomous vehicles give you  
5 the smart way of diverting traffic.

6 Autonomous just doesn't talk to other  
7 vehicles, they are going to be talking to the  
8 communities at large. They will be talking  
9 to the City of Novi, figuring out where the  
10 road traffic is and adjusting their path  
11 accordingly. Taking the automatic diversion  
12 step, reducing the likelihood of concentrated  
13 traffic.

14 So again, I think for those  
15 five elements, and they can go on, I can go  
16 through the whole analysis that we did 20  
17 years ago, I think we are still premature in  
18 approving this plan.

19 So I appreciate your time and  
20 your consideration. If you have any  
21 questions, I will be happy to answer.

22 CHAIRPERSON PEHRSON: Thank you,  
23 sir. Anyone else?

1 MR. BARRONS: My name is Ginger  
2 Barrons. I'm a lifelong resident of Novi.  
3 I'm not going to tell you my age, but just  
4 say I'm over 40. I own a home on Glenda  
5 Street. I'm also a real estate broker of  
6 over 30 years. My real estate company is  
7 here in Novi and has been for 30 years. I  
8 own two Willowbrook properties as well. So I  
9 am here tonight to talk about Ten Mile. The  
10 impact of widening Ten Mile, for me on Glenda  
11 Street, which is my personal residence, is  
12 really noted in what we did when we moved the  
13 library driveway west. When we moved the  
14 library driveway west, we only moved it, I  
15 don't know, maybe 50 feet. But it made  
16 getting out Glenda Street impossible. Today,  
17 you cannot get out Glenda Street. Now, we  
18 didn't widen -- move that library that long  
19 ago. But trying to turn left out of Glenda,  
20 puts a person in a position of having to turn  
21 into the center lane and you are turning  
22 directly into a car coming out of the library  
23 trying to head west. Most of the cars that

1           come out of the library turn into the center  
2           lane and stop directly in front of Glenda  
3           Street. I have never seen anyone ticketed  
4           for that. But it means that a resident  
5           coming out of Glenda cannot turn left at all  
6           because there is a car in front of them.

7                        The cars heading west out of  
8           the library often will congregate one after  
9           another after another and stop right in front  
10          of Glenda Street leaving no opening when  
11          there is a red light for the Glenda Street  
12          residents to turn left out of Glenda Street.  
13          It is a major traffic accident waiting to  
14          happen.

15                       Widening Ten Mile to five lanes  
16          would be a nightmare.

17                       Now I want to switch down the  
18          road a bit and go back to Willowbrook. For  
19          those residents who live on Ten Mile, the  
20          noise impact he explained much better than I  
21          could, so let's just leave it at that.

22                       What no one has talked about is  
23          the value of the properties behind the homes

1 that are on Ten Mile because they will also  
2 have an increased noise impact. They will  
3 also lose property value and they tell you  
4 that as a professional, 30 years selling in  
5 the city, they will lose value as well.

6 So the impact of widening Ten  
7 Mile, I looked at this map, I thought, okay,  
8 I don't want to be that person in Novi that's  
9 resistant to change. But I looked at it, and  
10 I thought it's going stop at Taft Road, where  
11 is it going to go. Because Beck is being  
12 widened, it's not even going down to Beck.  
13 It's not even going to the edge of the city  
14 limits past Wixom. The increase of traffic  
15 going to the hospital alone towards Beck Road  
16 is going stop at Taft Road because then  
17 they're going to have to try and figure out  
18 how to go from a five lane road back down to  
19 what we currently have. And that's going to  
20 dump a lot of traffic right there in front of  
21 our library, our civic center, and of course,  
22 the street I live on, Glenda. Also Wixom  
23 Road has been improved, we have new schools



1 on Wixom Road at the corner of Grand River  
2 there, we have a Target and Meijer, and new  
3 commercial buildings there, that a lot of our  
4 Novi residents travel Ten Mile because they  
5 live off Ten Mile down to it to get to. But  
6 now that road is going to stop at a five way,  
7 so I guess I'm looking at for the same reason  
8 he is, what is the reason, what is the  
9 result, how is it going to improve our  
10 traffic flow in Novi. Is it improving our  
11 traffic flow or is it just moving it down the  
12 road west a little bit. I think that's  
13 really what we have got to think about. If  
14 we can't widen that road to the edge of our  
15 city limit, we are not doing anybody any  
16 favors. We are just moving our problem down  
17 the road. I am so happy to hear the traffic  
18 study showing that traffic is actually  
19 decreased from the first time we talked about  
20 this years ago.

21 But at this point, I would ask  
22 you to please really consider that this may  
23 not be the proposal and I don't want to hear,

1 oh, it's five years down the road, because  
2 you're still approving it. It's still going  
3 to happen. That almost makes it worse. So I  
4 am asking you to reconsider this plan for Ten  
5 Mile Road. Thank you.

6 CHAIRPERSON PEHRSON: Anyone  
7 else?

8 MS. PRINGLE: My name is Jackie  
9 Pringle. I'm also a Novi resident, part of  
10 the Willowbrook community association. I too  
11 am opposed to the widening of Ten Mile Road.  
12 I don't believe that Ten Mile is truly our  
13 problem. Ten Mile does have traffic  
14 congestion and it backs up primarily during  
15 rush hour. It's been increased recently due  
16 to all the excessive construction surrounding  
17 our city. Twenty-three hours of the day Ten  
18 Mile is not the main issue. That equates to  
19 only four percent of the day. Another issue  
20 is the train that comes through town. If  
21 that comes through around rush hour, that is  
22 to back everything up on the Ten Mile side.  
23 It's going back to up both eastbound and

1 westbound. There are plenty of alternative  
2 routes right now, for those who don't live in  
3 our city. Two miles to the north, two miles  
4 to the south of Ten Mile Road, there are  
5 three main throughfares, you have got Eight  
6 Mile, you have got Twelve Mile, and you've  
7 got Grand River.

8 None of these have road -- none  
9 of these roads house residents of the City of  
10 Novi. Expanding Twelve Mile will attract  
11 more traffic from people who don't live here,  
12 more congestion and much higher speeds.  
13 Consider the issue also that eastbound Ten  
14 Mile traffic, increasing eastbound traffic  
15 will have. The intersection at Grand River  
16 and Ten Mile right now is an absolute  
17 nightmare and it's a mess at rush hour.  
18 Increasing eastbound traffic into an  
19 intersection, is going to cause even more  
20 trouble.

21 Novi is a big city, but as it  
22 was stated earlier, it is still semi rural.  
23 It attracts people for the small town,

1           hometown atmosphere that we do have here.  
2           It's actually what appeals to a lot of the  
3           people. As stated earlier, we are not  
4           Southfield, nor do we want to be. Please  
5           proceed with this with caution, or take some  
6           more time to consider this. Our city needs  
7           to consider and support our neighbors and the  
8           children that live along Ten Mile Road.  
9           Thank you.

10                           CHAIRPERSON PEHRSON: Thank you.  
11           Anyone else?

12                           MR. HURWITCH: Mike Hurwitch,  
13           three year resident of Novi currently on  
14           Cranbook, three houses south of Ten Mile. As  
15           Warren alluded to, 20 years ago, it's like  
16           dejavu all over again. We went through this  
17           and we were a well organized group led by  
18           Warren, showed the city that widening Ten  
19           Mile to five lanes was not the solution. The  
20           solution was intersection improvements which  
21           have happened, not as much as could, and the  
22           goal was to get the traffic away from the  
23           residential area, in other words, Eight Mile,

1 Grand River, Twelve Mile.

2 I didn't prepare anything for  
3 tonight, but I just wanted to voice another  
4 opinion opposing any kind of five lane  
5 improvement. Improvement is not the right  
6 word. A five lane widening to Ten Mile.

7 I guess we have to get the band  
8 back together. Thank you.

9 CHAIRPERSON PEHRSON: Thank you,  
10 sir. Anyone else?

11 MR. SUPERFISKE: Phil Superfiske,  
12 resident of Novi for 45 years, been selling  
13 real estate like Ginger in town for a little  
14 bit longer than her, 42 or 43 years.

15 I came tonight to thank you,  
16 first of all, for this plan and how it shows  
17 the pathways being connected. I think it's  
18 great that we're focusing on that. We use  
19 the pathways quite a bit and I think it's  
20 good to see those being part of the focus.

21 I also came tonight to talk  
22 initially about Ten Mile Road, Haggerty to  
23 Taft, because I see we are just going to dump

1 traffic at Taft Road and I think it's going  
2 to create some problems. I think if we are  
3 going to do anything to Ten Mile Road, we  
4 have to consider the whole piece of Ten Mile,  
5 Ten Mile from Haggerty Road to Napier Road.

6 When the people before me spoke  
7 about the problems we had 21 or 22 years ago,  
8 when, at that time, there were two proposals  
9 up, one to five lanes and one to three lanes  
10 on the piece that you are talking about right  
11 now, the Willowbrook communities banded  
12 together, and convinced the city not to do  
13 anything, but redirected the city to put the  
14 money and to put the focus with Oakland  
15 County on improving Eight Mile Road.

16 Because prior to that time,  
17 Eight Mile Road wasn't the five lanes that it  
18 is today. And so, the improvements happened  
19 on Eight Mile. And when the improvements  
20 happened on Eight Mile, it took the traffic  
21 burden off of Ten Mile. That's why your  
22 traffic studies today show less traffic than  
23 what they were in 1995. After hearing the

1 people talk again tonight, I'm not sure what  
2 the solution on Ten Mile is, but I think part  
3 of it needs to be, you need to look at the  
4 whole piece, you need to look all the way out  
5 to Napier Road and dump it all onto the  
6 traffic circle that Oakland County is going  
7 to put it over there.

8 I'm on the roads in this town  
9 all day long. That's where I did work for  
10 many, many years. And I see today there is  
11 more congestion, with Novi Road to Napier  
12 than there is Novi Road to Haggerty Road.  
13 It's more west and east. I don't know why we  
14 picked that section. I apologize for coming  
15 to the game late when you have been studying  
16 this for a year. I too didn't know anything  
17 about this until I happened to see the paper  
18 last week.

19 CHAIRPERSON PEHRSON: Thank you,  
20 sir. Anyone else?

21 MS. ARRILA: Hi. My name Carol  
22 Arrila. I'm a 21 year resident. I live  
23 right across the street here in Jamestown

1 Green. My house actually backs up to the  
2 house that's at the light at the high school.  
3 I also want to make the statement, you know,  
4 we talked about the additional noise level,  
5 coming in, you know, when I bought here in  
6 1995, I wasn't planning on living on a five  
7 lane highway, right to my back door. We also  
8 have a lot of trouble turning right and  
9 turning left out of our subdivision because  
10 the high school light is right there. So the  
11 cars all stop at the high school light, they  
12 back up, they won't let you out. I don't  
13 know a solution, necessarily, but it will be  
14 nearly impossible. It's almost impossible  
15 now to legally turn left out of Jamestown  
16 Green. If there is a five lane highway, I'm  
17 calling it a highway, that's what it's going  
18 to seem like to me, it's going to be like  
19 Grand River. You know, there is lot more  
20 residents, a lot more, you know, ingress,  
21 egress that are directly on the road. And if  
22 you do go forward with this plan, I would  
23 certainly like to see what the solution is



1 for people coming out of all these  
2 subdivisions and how they're going to cross  
3 over three lanes of traffic and get out of  
4 their subdivisions.

5 CHAIRPERSON PEHRSON: Thank you.  
6 Anyone else?

7 MR. DOREMUS: Hi, my name is John  
8 Doremus. I'll keep it brief. I've been a  
9 resident of Novi for a little under a year  
10 with my wife. We live right here on Ten  
11 Mile, Orchard Ridge Estates. I will echo the  
12 complaints that have been heard already. But  
13 the one I have not heard mentioned was of  
14 green space lining Ten Mile, specifically in  
15 our area, there is quite a bit of very mature  
16 30 to 40 year-old trees, that would be, I  
17 assume, completely removed by this plan, due  
18 to the proximity to the current road, so I  
19 would ask that if any further progress is  
20 made on this plan, that that becomes a part  
21 of it. Thank you.

22 CHAIRPERSON PEHRSON: Thank you,  
23 sir. Anyone else?

1 MS. POLK: My name is Laura Polk.

2 I have been a resident of Novi for a long  
3 time. My family is very unique in that we  
4 have fit into the Novi Master Plan quite a  
5 bit. My husband and I have lived in Novi 20  
6 years, we just sold our home to our son. We  
7 have currently stayed in Novi.

8 My son's question, as he lives  
9 on Glenda, is what about his high school son  
10 crossing Ten Mile. Has anything been thought  
11 about the students crossing Ten Mile that  
12 walk to the high school? About safety for  
13 them.

14 I can also tell you that when I  
15 myself lived on Glenda, our daughter was hit  
16 by a car pulling out of the library and she  
17 was injured. She was trying go east and the  
18 car coming out of the library was going west  
19 and she was hit. Fortunately she is okay.  
20 But it is a bad, bad intersection, and needs  
21 to really be seriously looked at before  
22 someone is injured fatally. Thank you.

23 CHAIRPERSON PEHRSON: Thank you.

1           Anyone else? Seeing no one else, any written  
2           correspondence?

3                       MR. LYNCH: Actually my Ipad just  
4           locked up.

5                       CHAIRPERSON PEHRSON: That will  
6           close the public hearing on this matter.  
7           Turn it over to the Planning Commission for  
8           their consideration. Who would like to  
9           start?

10                      MR. LYNCH: Let me take a crack  
11           at this. Who owns Ten Mile Road, is that the  
12           city that controls that or is that the county  
13           that does that? Beck Road I understand  
14           because I think when I first came to the  
15           Planning Commission, it was like a decade  
16           ago, that was the first thing I said, we  
17           really got to widen Beck Road because it's  
18           the only attachment between M14 and 96. I  
19           think we are planning on doing that. But the  
20           City of Novi controls that. Who controls Ten  
21           Mile?

22                      MS. MCBETH: That's the Road  
23           Commission for Oakland County.

1 MR. LYNCH: Oakland County. Let  
2 me ask, I remember having a discussion about  
3 the influx of vehicles coming from South Lyon  
4 because of all the build-up there. We were  
5 talking about Oakland County is going to pave  
6 Napier and our hope was to offload some of  
7 those -- some of that demand, take it from  
8 Ten Mile coming east down Napier onto Eight  
9 Mile, then with Beck Road, we were hoping to  
10 offload that demand Beck Road also going down  
11 to M-14.

12 The area that seemed of  
13 greatest concern to me is the Ten Mile thing.  
14 These aren't anything -- I don't recall  
15 reading anywhere that these are something the  
16 city somehow controls?

17 MS. MCBETH: Well, this was part  
18 of the plan, was to take a look at all of the  
19 major thoroughfares throughout the city and  
20 our consultant looked at all of those and  
21 identified the areas where, you know, some  
22 kind of biggest bang for the buck areas,  
23 where the best improvements could be made for

1 the long-term for the City of Novi.

2 As you said, the Beck Road  
3 corridor was one of the areas recommended for  
4 significant improvements and the Ten Mile  
5 Road corridor was another area that was  
6 recommended for significant improvements.  
7 All of the details, of course, have not been  
8 worked out. This is much like the Master  
9 Plan for Land Use and, you know, if it's  
10 approved, and it's funded and it goes ahead,  
11 a lot of the details in terms of the cross  
12 section and the crossings and the  
13 improvements would need to be included as  
14 well. As you know, these two are just one  
15 component of this thoroughfare Master Plan,  
16 there is also the intersection improvements,  
17 13 intersections were identified, and there  
18 is smaller cost areas as well, but  
19 significantly improve the flow of the  
20 traffic. Two dozen segments of the sidewalks  
21 that the walkable Novi committee has worked  
22 carefully on as well, as well as the transit,  
23 three suggestions for transit options

1 throughout the community. So the one  
2 component that seems like there is a lot of  
3 discussion tonight is the Ten Mile Road  
4 corridor recommendation for improvements.

5 MR. LYNCH: Okay. I do recall  
6 being part of the discussions. I look at  
7 this more of a theory of constraints type of  
8 thing. I do agree with the one gentleman up  
9 here with the -- you know, we're going to  
10 find the path of least resistance, I thought  
11 that's what we were focusing on, immediate  
12 attention. I guess I was confused. I  
13 didn't -- I was confused about the extension.  
14 I knew they were going to do Ten Mile, but  
15 that was more because of the increased growth  
16 west, we were trying to manage that traffic  
17 because that increased growth west, seems to  
18 be putting large demand on our -- in the City  
19 of Novi thoroughfares. I thought Oakland  
20 County was working on -- you know, I know  
21 that they're tearing down a hill by Napier to  
22 put in an intersection of some sort, a  
23 traffic light.

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CHAIRPERSON PEHRSON:

Round-a-about.

MR. ZUCHLEWSKI: Oh. That was my only question. I just wanted to make sure that we are responsible for the even number -- or the odd number roads, City of Novi and Oakland County is responsible for the even numbers, is that how it works?

MS. MCBETH: For the most part. There are a few exceptions to that. I don't have all of those memorized right now, but Ten Mile and Beck Road are the Road Commission's responsibility.

So of course, this is a City of Novi plan and recommendation. The funding is not there. As with anything, the recommendation would be to take a look at a plan, see where the areas could be improved that would be the best areas for the city for the long run, and then the design and the funding would need to come into place. So it would have to be obvioulsy a joint effort to do something like that.

1 MR. LYNCH: Well, by approving  
2 the Thoroughfare Master Plan, basically we  
3 are saying conceptually we agree with the  
4 majority of what they have outlined for us,  
5 with the consultant outline.

6 MS. MCBETH: I would say so, yes.

7 MR. LYNCH: But there is nothing  
8 really cast in stone?

9 MS. MCBETH: No. Recommendations  
10 all had costs associated with them. And as  
11 you know, the Master Plan doesn't include any  
12 of the funding mechanisms or the cost. That  
13 would need to be part of a capital  
14 improvement plan, that would need to be  
15 something where the agencies get together,  
16 engineering department is so good at  
17 determining what all of the cost sharing  
18 could be, and it would need to be a  
19 cooperative effort to do something like that.

20 MR. LYNCH: Basically by  
21 approving the Thoroughfare Master Plan we are  
22 basically saying that conceptually we agree  
23 with the findings, is that --



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CHAIRPERSON PEHRSON: Yes.

MR. LYNCH: Thank you.

CHAIRPERSON PEHRSON: Member  
Zuchlewski?

MR. ZUCHLEWSKI: Barb, I have a  
couple of questions for you.

Will some -- if this road gets  
widened, do we contribute, does the City of  
Novi contribute to funding for this or is  
this all by the county? Is this all within  
the county?

MS. MCBETH: I'm not sure if  
Jeremy wants to address that.

My understanding is that  
frequently there is at least two parties that  
would contribute and sometimes a third party  
as well.

MR. MILLER: Yes, typically with  
major road projects, a lot of the funding is  
from the State and that's divvied up every  
year, based on multiple criteria from the  
State of how much money they have. And then  
for this one, depending on how it went

1 forward, it could be between us, the state  
2 and the county or just the county and the  
3 state.

4 MR. ZUCHLEWSKI: Jeremy, for  
5 traffic control, if this thing gets approved  
6 and we take all the traffic off of Grand  
7 River, or a good portion of it, we take a  
8 portion off Eight Mile, and we increase the  
9 traffic on Ten Mile, I know the backups, I  
10 tried to get over here this evening. So I  
11 think we are all familiar with it. And even  
12 when we go further to Grand River and the  
13 expressway, Grand River, Ten Mile expressway  
14 corridor trying to get on, we see those  
15 backups.

16 So in your professional  
17 opinion, are we really doing anything that's  
18 going to eliminate traffic or are we just  
19 going to add more traffic onto what we have  
20 now and Grand River will max out and Eight  
21 Mile will max out then we will have Ten Mile  
22 that will max out. I mean, is that -- I  
23 mean, that seems to be the trend, that's the

1 engineering study that I heard, decibel  
2 levels, property values, people try to get in  
3 and out of their property. I mean, you think  
4 this is a good thing for Novi?

5 MR. MILLER: Potentially. That's  
6 one of the reasons the consultant identified  
7 this as one of the areas that now or in the  
8 future is going to need to be widened, just  
9 with all the development going on, as those  
10 other roads max out, we have to expand  
11 another one because we have more traffic to  
12 deal with.

13 MR. ZUCHLEWSKI: Let me ask you  
14 another question. Would you like to live on  
15 Ten Mile while this is going on?

16 MR. MILLER: No, nobody wants to  
17 live on that --

18 MR. ZUCHLEWSKI: Usually we get  
19 into development projects of sorts, you know,  
20 and we look at things and we say, well, you  
21 know, they're going to put a C store here,  
22 they're going to put a couple of houses over  
23 here, they're going to take out some trees.

1 I think we really need to look at this. I  
2 think this is going to affect 1,000, at  
3 least, in the neighborhoods surrounding  
4 retaining walls, noise walls, loss of  
5 property, et cetera, et cetera. I just  
6 looked at it, I think what are we doing --  
7 what are we doing to people. Is this so  
8 important that somebody has got to go 50, 60  
9 miles an hour to get to a stoplight.

10 Then one more question. Do we  
11 have any say about lights, additional lights  
12 on half mile roads or anything like. So we  
13 can control back traffic and people can get  
14 in and out.

15 The other thing is, do we need  
16 to take -- do we need five lanes? Can we  
17 have a center lane that, you know, morning,  
18 it goes east, traffic goes east, in the  
19 evening it turns around, you got two lanes  
20 going the other way. I mean, there is so  
21 many questions that are involved in this. I  
22 just can't see going in there, I can't sit  
23 here and listen to studies that were done,

1 the recommendations that were -- that say  
2 this is not going to be a good thing. I see  
3 no value in this and just getting more people  
4 on the bus. But the bus isn't going any  
5 faster and you got a bunch of armpits that  
6 you're smelling. It's just how you look at  
7 this, I'm sorry. That's the closest  
8 scenario.

9 MR. ANTHONY: Does the plan  
10 specifically say Ten Mile be five lanes?

11 MS. PRINGLE: Yes.

12 MR. ANTHONY: I have happened to  
13 live in this area for 20 years, I've been in  
14 two different neighborhoods. There are at  
15 least eight different subdivisions there that  
16 are all integrated into a community. The  
17 children ride their bikes to each other's  
18 homes and they cross Ten Mile, they cross  
19 Meadowbrook, doing homework projects.  
20 Orchard Hills, an elementary school, takes  
21 children both from the north side and the  
22 south side of Ten Mile Road. You have the  
23 ice cream place that's on the corner, that's

1 the gathering spot for those eight  
2 neighborhoods, that people come in with  
3 bikes.

4 When someone pointed out that  
5 it would look like Eight Mile, can you  
6 imagine a child trying to cross that.

7 So I originally saw this,  
8 not -- completely missed the five lane, an  
9 investment in the infrastructure. Do you  
10 remember when we spent the money to have a  
11 planner look at how to redo the corner of Ten  
12 Mile and Meadowbrook and upgrade that. So  
13 that became a better gathering place for  
14 these eight neighborhoods. That's how you  
15 fight blight. If you want to bring blight  
16 very quickly into Novi, put a major road that  
17 divides eight communities, eight  
18 neighborhoods. You will blight them. You  
19 will blight them quick.

20 CHAIRPERSON PEHRSON: Member  
21 Baratta.

22 MR. BARATTA: I think everything  
23 has been pretty much said. I thought that

1 the presentations from the folks in the  
2 audience were very articulate and you brought  
3 up a lot of points. I would think that at  
4 this point there is just a lot of problems on  
5 Ten Mile, from noise to lack of sidewalks to  
6 trees to the traffic patterns and the issue  
7 on blight that was just brought up, it's a  
8 tight area, and I guess just to echo  
9 Mr. Zuchlewski here, I travel Ten Mile, you  
10 know, coming off Haggerty, I don't see five  
11 lanes improving it. You have a choke point  
12 at the railroad tracks, it's got that  
13 elevational difference. I don't see this  
14 improving traffic, to be honest with you,  
15 from what we have looked at in the  
16 engineering study. So if the goal is to make  
17 traffic move faster, I don't think we have  
18 achieved that objective, at a significant  
19 cost, as what was indicated here today.

20 Beck Road is a separate issue.  
21 I think Beck Road you're capable of doing  
22 that, on Beck Road. I think that's an  
23 improvement, but I don't think we have a

1 solution on Ten Mile yet.

2 CHAIRPERSON PEHRSON: Anybody  
3 want to make a motion?

4 MS. MCBETH: Mr. Chair, may I  
5 make another comment. This evening we were  
6 not able to bring the consultant who has  
7 worked so hard on this project forward. As  
8 one alternative we could have the consultant  
9 come to a subsequent meeting to further  
10 describe this portion of the plan.

11 There are a number of other  
12 really good aspects to the plan, that include  
13 those recommendations for the intersection  
14 improvements, the sidewalks and the transit  
15 as well as the Beck Road.

16 So if the Planning Commission  
17 wishes, we could either postpone and bring  
18 this back with the consultant here, or if the  
19 Planning Commission wishes, you could approve  
20 a portion of the plan, and not the  
21 recommendations for the Ten Mile Road until  
22 further study is done. Just putting that out  
23 there. I think that would be the same as



1 before, would need five votes affirmatively.

2 CHAIRPERSON PEHRSON: Member  
3 Baratta?

4 MR. BARATTA: I would be prepared  
5 to make a motion to move forward with the  
6 Beck Road portion of the plan and to take out  
7 the Ten Mile portion of the plan at this  
8 time.

9 MR. LYNCH: Second.

10 CHAIRPERSON PEHRSON: Motion by  
11 Member Baratta, second my Member Lynch. Any  
12 other comments?

13 MR. LYNCH: I still want to see  
14 the consultant again. But I do agree there  
15 is a lot of good things in this plan, Beck  
16 Road, you know, we kind of are offloading the  
17 high development coming east, from the west  
18 from South Lyon. I don't want to stop that,  
19 but this portion here though, I agree that we  
20 really need to probably take a closer look at  
21 this particular area right here. I would  
22 like to understand his thoughts, as we come  
23 to a resolution of this particular area, but

1 the sidewalks and all that other stuff, I  
2 don't want to get the intersections and the  
3 sidewalks and, you know, Beck Road, which is  
4 major changes. We are just doing that piece  
5 of the plan, right?

6 MR. BARATTA: That was my motion.

7 MS. MCBETH: Mr. Chair, I think  
8 that might be a reasonable request to bring  
9 the consultant back to further discuss that  
10 because a lot of work had gone into the  
11 review of that. The Ten Mile Road  
12 improvements as well were not proposed by the  
13 consultant to be included in the budget for  
14 another five years at a minimum.

15 So it might be worth while to  
16 step back on that and have another discussion  
17 with the consultant.

18 CHAIRPERSON PEHRSON: We have a  
19 motion. Sri, can you call the roll.

20 MR. KOMARAGIRI: Member  
21 Zuchlewski?

22 MR. ZUCHLEWSKI: Yes.

23 MR. KOMARAGIRI: Member Anthony?

1 MR. ANTHONY: Yes.

2 MR. KOMARAGIRI: Member Baratta?

3 MR. BARATTA: Yes.

4 MR. KOMARAGIRI: Member Lynch?

5 MR. LYNCH: Yes.

6 MR. KOMARAGIRI: Chair Pehrson?

7 CHAIRPERSON PEHRSON: Yes.

8 MR. KOMARAGIRI: Motion passes.

9 CHAIRPERSON PEHRSON: Next is

10 matters for consideration. The approval of

11 the July 27, 2016 Planning Commission

12 minutes. Any changes, modifications?

13 MR. LYNCH: Motion to approve.

14 MR. ANTHONY: Second.

15 CHAIRPERSON PEHRSON: We have a

16 motion and a second, Lynch and Anthony. Any

17 other discussion? Sri, can you call the

18 roll.

19 MR. KOMARAGIRI: Member Anthony?

20 MR. ANTHONY: Yes.

21 MR. KOMARAGIRI: Member Baratta?

22 MR. BARATTA: Yes.

23 MR. KOMARAGIRI: Member Lynch?

1 MR. LYNCH: Yes.

2 MR. KOMARAGIRI: Chair Pehrson?

3 CHAIRPERSON PEHRSON: Yes.

4 MR. KOMARAGIRI: Member

5 Zuchlewski?

6 MR. ZUCHLEWSKI: Yes.

7 MR. KOMARAGIRI: Motion passes.

8 CHAIRPERSON PEHRSON: Next on the  
9 agenda is matters for discussion. Relative  
10 to the Master Plan, Barb, next steps?

11 MS. MCBETH: Yes, I think we  
12 would like to bring it back. There has been  
13 quite a bit of work that's gone into the rest  
14 of that plan as well, so we would like to  
15 bring it back maybe with a couple of  
16 alternatives, see what the Planning  
17 Commission thinks of the alternatives at a  
18 subsequent meeting. It probably will not be  
19 the meeting next week as the packets go out  
20 on Friday for that, but maybe the next  
21 meeting we can bring something back.

22 CHAIRPERSON PEHRSON: Thank you.

23 MS. MCBETH: I think we would

1 like to make sure we have a full panel at  
2 that time as well.

3 CHAIRPERSON PEHRSON: Appreciate  
4 that. Any supplemental issues?

5 Last chance for audience  
6 participation. Anyone else in the audience  
7 wishes to address the Planning Commission at  
8 this time?

9 MR. JOCZ: I just would like to  
10 ask clarification. I got kind of lost in the  
11 motion of what you did with the Thoroughfare  
12 Plan versus the Master Plan. The  
13 Thoroughfare Plan was approved with --

14 CHAIRPERSON PEHRSON: With the  
15 exception of Ten Mile.

16 MR. JOCZ: The consultant is  
17 coming back for the Master Plan or for the  
18 Thoroughfare Plan?

19 CHAIRPERSON PEHRSON:  
20 Thoroughfare Plan.

21 MR. JOCZ: I'm just trying to  
22 figure out. You approved the plan with the  
23 exception, that goes forward, you are

1 bringing the consultant in -- I'm trying to  
2 figure out what bringing the consultant in  
3 would be on an approved -- with an  
4 exception --

5 CHAIRPERSON PEHRSON: We are  
6 trying to understand, since he's not here,  
7 rather than surmise, we are going to ask him  
8 specifically what his intentions were in  
9 addressing Ten Mile Road, only half way, five  
10 lanes, get some more information so that if  
11 there is any modification or a change to the  
12 plan, we have that information in total.

13 MR. JOCZ: I was just looking at  
14 a deferred plan versus an approved plan with  
15 a removal of an element.

16 CHAIRPERSON PEHRSON: We have an  
17 approved plan, less Ten Mile.

18 MR. JONES: Thank you.

19 MR. BARRONS: There was something  
20 I forgot when I was talking to you earlier.  
21 I wanted to mention, that being a resident of  
22 Glenda Street for over 30 years, I can tell  
23 you that I have -- now we have the first park

1 and a very active library and a very active  
2 city center. We now have a park behind the  
3 civic center that wasn't as well developed as  
4 when I first moved onto Glenda Street. We  
5 have a lot of high school students crossing  
6 Ten Mile all the time. They go there for  
7 sports, they go there to play tennis. We  
8 have a lot of young mothers that are crossing  
9 to go to the library.

10 If you look at Ten Mile during  
11 the day, there is a lot of people crossing  
12 that street, so moving that to a five lane  
13 road can really be a problem. I don't think  
14 you're going to be able to consider that  
15 without putting in a bridge because probably  
16 50 have percent of the high school students  
17 that live on the north side of Ten Mile walk  
18 to high school. I'm not sure if you're aware  
19 of that, there is no bus available to them,  
20 they are all walkers. So that's something  
21 that if you're going to make a five lane  
22 thoroughfare, you're going to need to get  
23 with the school district, you're going to

1 need to provide busing for all those students  
2 on the north side of Ten Mile or you're going  
3 to have a fatality there. Thank you.

4 CHAIRPERSON PEHRSON: Anyone  
5 else?

6 MR. HURWITCH: Thank you for what  
7 you did tonight. I would also like to  
8 request when the consultant does come back  
9 in, not only get more details on what his  
10 thoughts were on the Ten Mile section, but  
11 why not improve Grand River, in terms of  
12 traffic flow. That was something that was  
13 brought up 20 years ago and has never been  
14 addressed since. Thank you.

15 CHAIRPERSON PEHRSON: Anyone  
16 else? With that, close the audience  
17 participation.

18 Look for a motion to adjourn.

19 MR. LYNCH: Motion to adjourn.

20 MR. ANTHONY: Second.

21 CHAIRPERSON PEHRSON: All those  
22 in favor.

23 THE BOARD: Aye.



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(The meeting was adjourned at 9:30 p.m.)

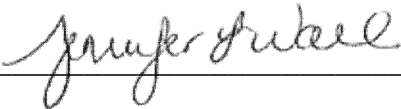
1 STATE OF MICHIGAN )  
 2 ) ss.  
 3 COUNTY OF OAKLAND )

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

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

12 IN WITNESS THEREOF, I have hereunto set my hand at the  
 13 City of Walled Lake, County of Oakland, State of Michigan, this  
 14 31st day of October 2016.

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