



MASTER PLAN & ZONING COMMITTEE
City of Novi Planning Commission
March 3, 2010 at 7:00 p.m.
Novi Civic Center – Mayor’s Conference Room
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475

Members: Victor Cassis, Andy Gutman, Michael Lynch and Michael Meyer
Alternate David Greco
Staff Support: Mark Spencer

1. **Roll Call**
2. **Approval of Agenda**
3. **Audience Participation and Correspondence**
4. **Staff Report**
5. **Matters for Discussion**

Item 1

Rezoning 18.694 OST to FS with PRO 46100 Grand River (USA 2 Go)

Review and comment on revised rezoning petition to rezone a portion of one parcel at the southeast corner of Beck Road and I-96 freeway from OST to FS.

Item 2

Master Plan for Land Use Review

Grand River Avenue and Beck Road Study Area

Recommended Master Plan Amendments Review and discuss revised Planning Staff recommendations and possibly approve with or without modifications, for inclusion in Master Plan Review and proposed Master Plan Amendments to be forwarded to the full Planning Commission.

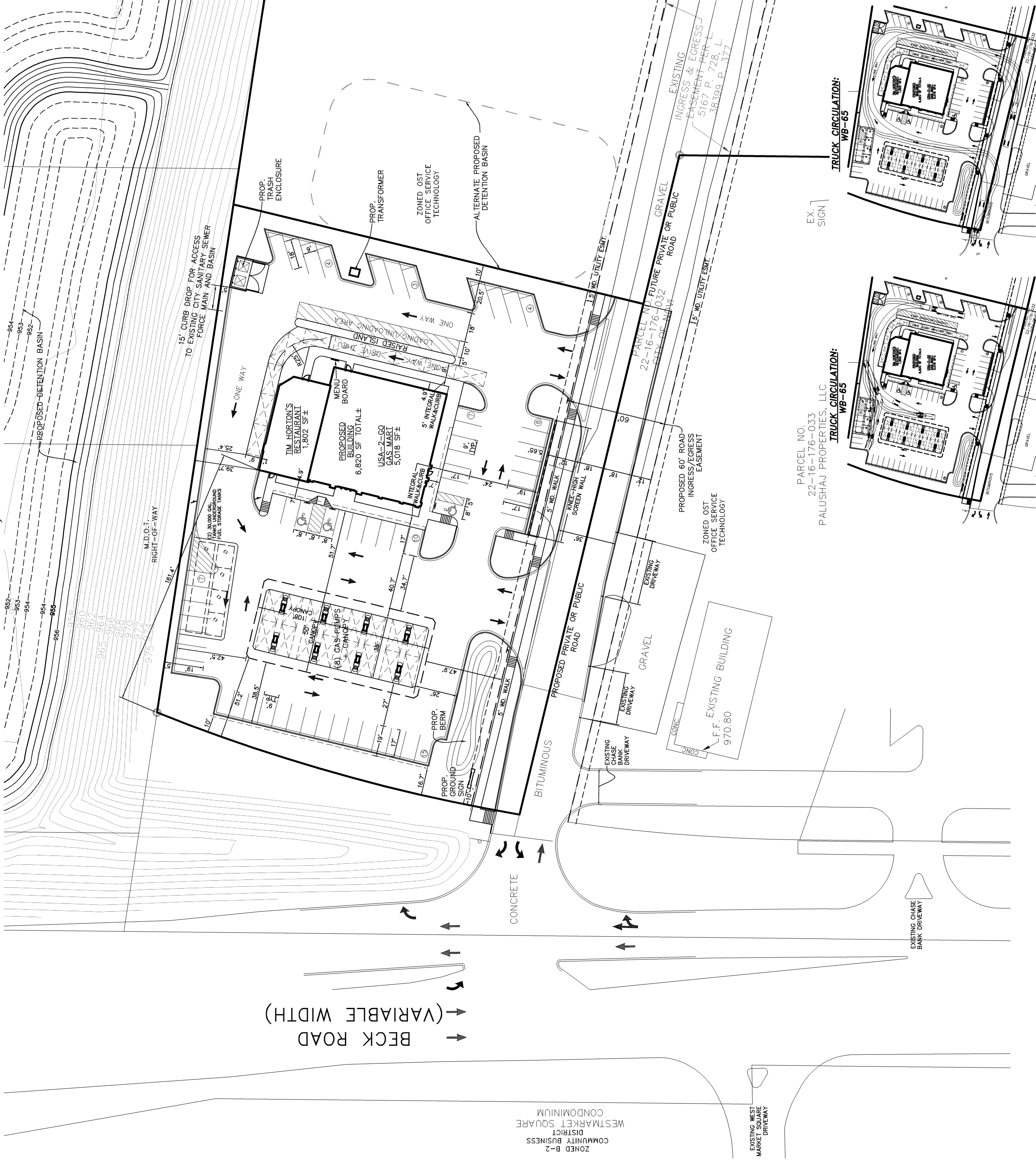
6. **Minutes**
December 16, 2009
January 6, 2010

7. **Adjourn**

Future Meetings – 3/17, 4/7

USA 2 GO GAS-MART WITH TIM HORTONS

SITE PLAN CITY OF NOVI, OAKLAND COUNTY

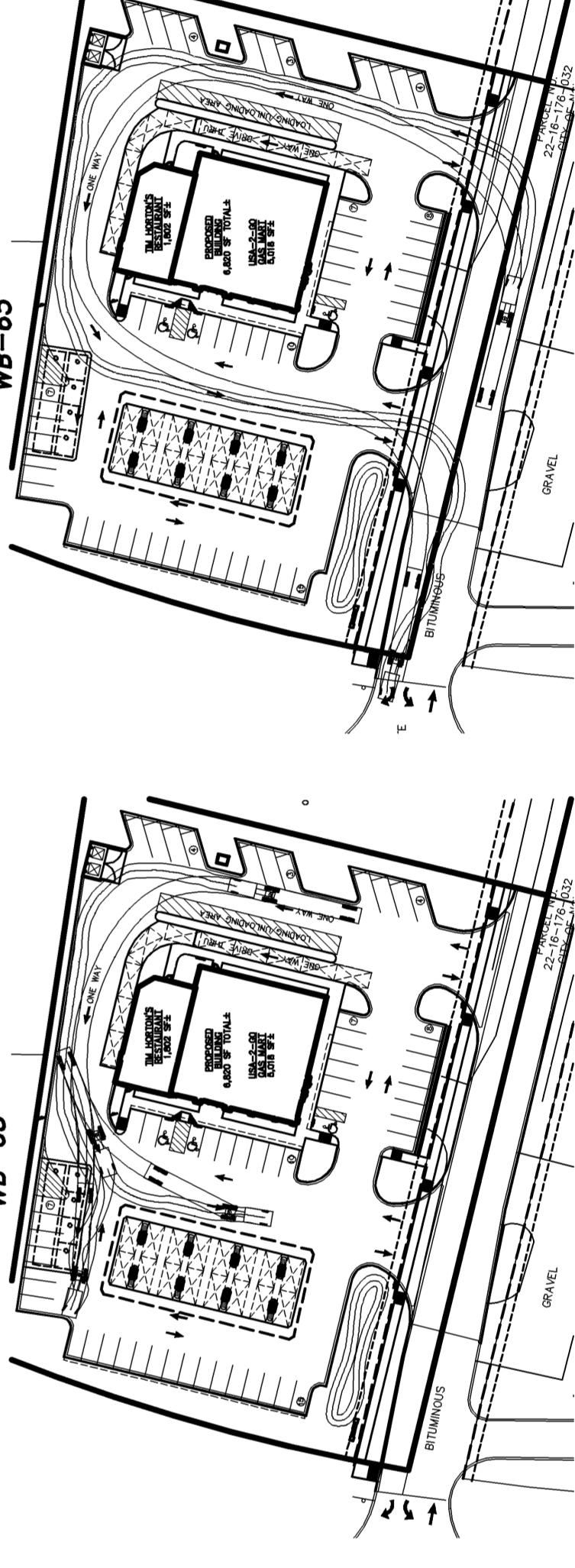


BECK ROAD
(VARIABLE WIDTH)

PARCEL NO.
22-16-176-033
PALUSHAJ PROPERTIES, LLC

TRUCK CIRCULATION:
WB-65

TRUCK CIRCULATION:
WB-65

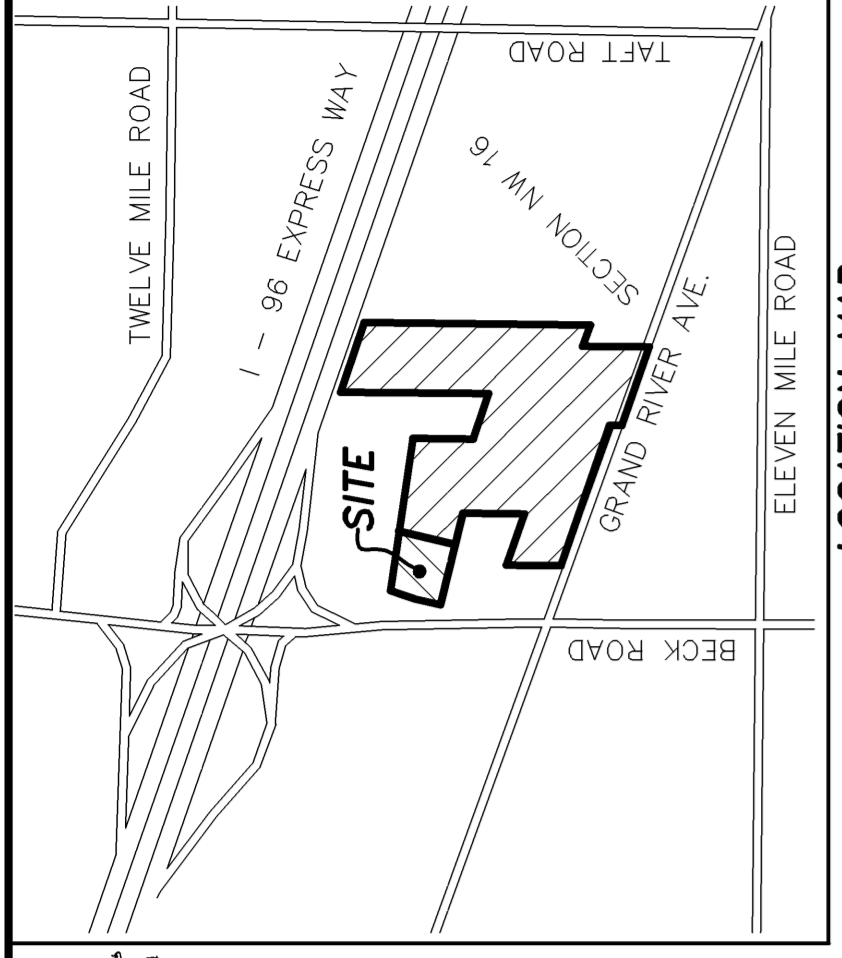


ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
NOVI, MICHIGAN 48377
46892 WEST ROAD
SUITE 109
(248) 926-3701 (BUS)
(248) 928-3765 (FAX)
WWW.ALPINE-INC.NET

COMMERCIAL
SURVEYING
SITE PLANNING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

RESIDENTIAL
SUBDIVISIONS
SITE CONDITIONING
MULTI-FAMILY
CONSTRUCTION LAYOUT

ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS



ZONING LEGEND
PROPOSED REZONING FROM OST TO PRO-FS
APPROXIMATELY 1.81 ACRES

EXISTING OST ZONING
APPROXIMATELY 19.18 ACRES

JOINT APPLICANT:
NOVI MILE, LLC
46100 GRAND RIVER AVENUE
NOVI, MI 48374
248.348.5600 PHONE

DEVELOPER:
NOVI MILE, LLC
46100 GRAND RIVER AVENUE
NOVI, MI 48374

OWNER:
USA 2 GO
30560 MILFORD ROAD
NEW HUDSON, MI 48165

ARCHITECT:
G.A.V. & ASSOCIATES, INC.
31471 NORTHWESTERN HIGHWAY, SUITE 2
FARMINGTON HILLS, MICHIGAN 48334-2575

PARCEL ID: PART OF 50-22-16-176-030

SITE DATA:
SITE AREA: 1.81± ACRES GROSS

EXISTING ZONING: OST - OFFICE SERVICE TECHNOLOGY

PROPOSED ZONING: PRO-FS - FREEWAY SERVICE

PROPOSED BUILDING: 5,018 S.F. GAS MART
6,820 S.F. BUILDING (TOTAL)

REQUIRED BUILDING SETBACKS:
30' FRONT MIN. (WEST AND SOUTH)
10' SIDE MIN. (NORTH)
20' REAR MIN. (EAST)

PROPOSED BUILDING SETBACKS:
> 30' FRONT (WEST AND SOUTH)
> 10' SIDE (NORTH)
> 20' REAR (EAST)

REQUIRED PARKING SETBACKS:
20' FRONT MIN. (WEST AND SOUTH)
10' SIDE MIN. (NORTH)
10' REAR MIN. (EAST)

PROPOSED PARKING SETBACKS:
*10' FRONT (WEST) AND *5.65' (SOUTH)
*5' SIDE (NORTH)
10' REAR (EAST)

*PARKING SETBACK WAIVER REQUIRED

REQUIRED PARKING: GAS MART
- FUELING SPACE FOR EACH FUEL NOZZLE
- PLUS 1 PER EACH 50 S.F. USABLE IN CASHIERS/OFFICE AREA
- 186 FOO=4 PARKING SPACES
- PLUS 1 PER EACH 200 S.F. GROSS LEASABLE AREA IN RETAIL AREA
- 4,832/200=24 PARKING SPACES
- 28 PARKING SPACES REQUIRED FOR GAS MART
- 16 FUELING SPACES REQUIRED FOR GAS MART

FAST FOOD RESTAURANT
1 PER EACH 60 S.F. OF GROSS FLOOR AREA=1,802 S.F./60=30 PARKING SPACES
30 PARKING SPACES REQUIRED FOR FAST FOOD

PARKING REQUIRED=58 PARKING SPACES
=16 FUELING SPACES
PARKING PROVIDED=58 PARKING SPACES
(INCLUDES 3 H.C. SPACES)
=16 FUELING SPACES

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1.800.482.7171 (TOLL FREE)

CLIENT: **NOVI MILE, LLC/USA 2 GO**

SECTION: 16
RANGE: 8E

GRAND RIVER AND BECK SITE PLAN

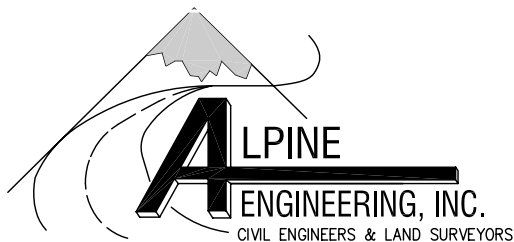
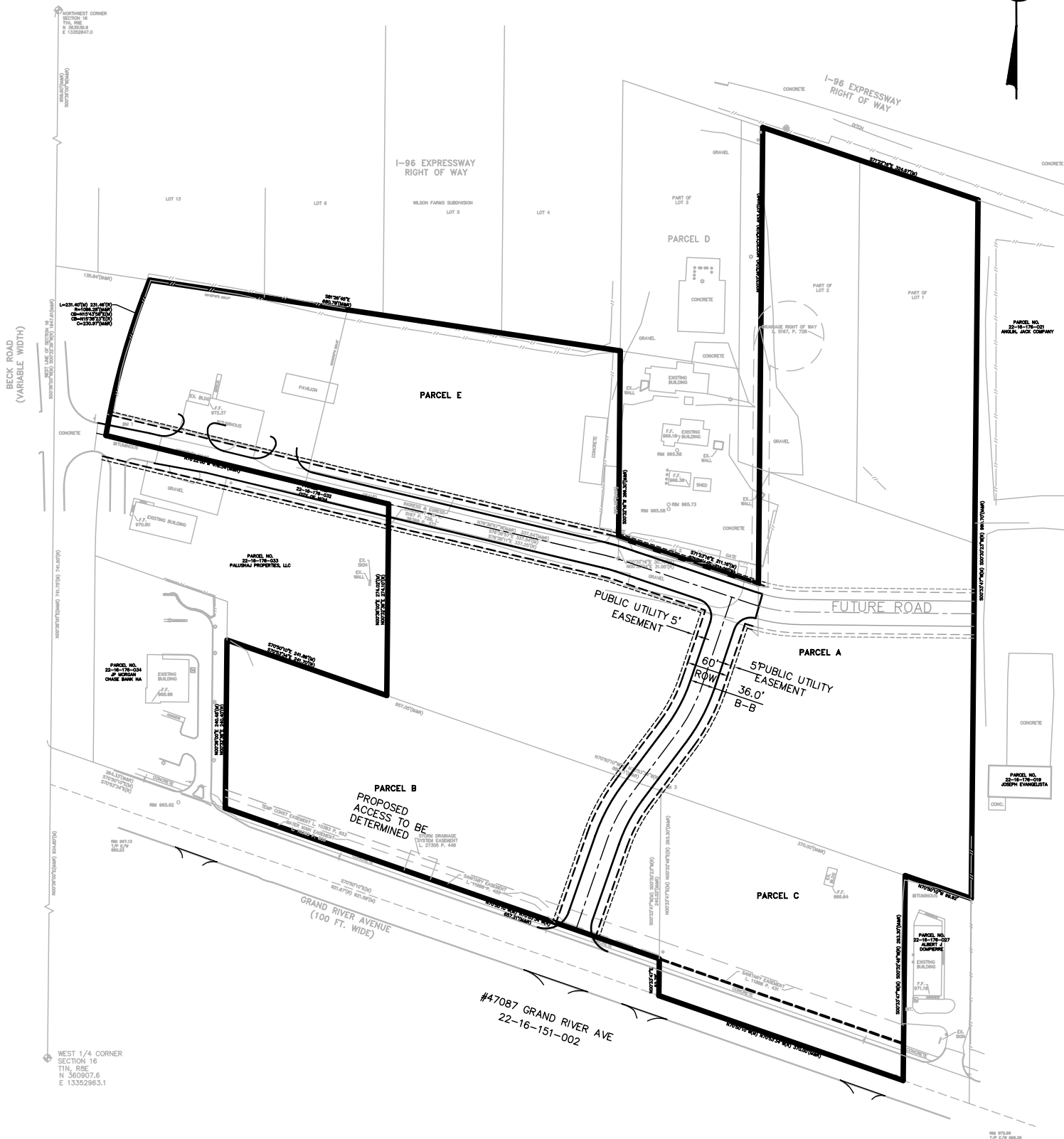
REVISED
PRE-APP. SUBMITTAL 9/9/09
REV. 11/17/09
REV. 12/16/09
REV. 2/12/10
REV. 2/24/10

DATE: 7/13/09
DRAWN BY: TG
CHECKED BY: KA/TG

SCALE: HOR. 1" = 30' FT.
VER. 1" = 30' FT.

1

08-278



46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

CLIENT:	NOVI MILE, LLC		DATE:	2-24-10
ROAD EXHIBIT			DRAWN BY:	KMA
			CHECKED BY:	TMG
NOVI MILE, LLC				
			SECTION: 16	TOWNSHIP: 8E
NOVI OAKLAND MICHIGAN			FBK:	08-278
			CHF:	
			SCALE HOR 1" = 200 FT. VER 1" = FT.	

Review Type

Concept plan review in conjunction with rezoning request from OST (Office Service Technology) to FS (Freeway Service)

History

The proposed rezoning (Rezoning 18.694) is reviewed in the accompanying review letter. Rezoning 18.694 appeared before the Planning Commission on January 27, 2010 where the Planning Commission made a positive recommendation for the straight rezoning with the following motion:

"In the matter of Zoning Map Amendment 18.694 for Novi Mile, LLC, motion to recommend approval to the City Council to rezone the subject property from OST, Office Service Technology District to FS, Freeway Service District for the following reasons: a) Because of the uncertain economic times; b) Because the Master Plan process is incomplete at this time and; c) For the other reasons stated during the discussion."

The proposed rezoning appeared before the City Council on February 8, 2010. At the meeting the applicant indicated he would be willing to submit a concept plan and enter into a Planned Rezoning Overlay Agreement with the City. The Council then directed the applicant to work with staff to meet the requirements of the PRO Ordinance with the following motion:

"To postpone action on the rezoning request to allow time to submit a revised application with a PRO primarily because it was contrary to the recommendations of the current Master Plan; because of the size and influence of the freeway they needed to provide access to and from the parcel in an appropriate location; look at mutually beneficial conditions that could be included in the PRO; and in light of the application that had already been made, there would be no other fee, unless to pay consultants, and it would be considered that they were converting to a PRO process."

Public Benefit Under PRO Ordinance

At this time, the applicant has identified items of public benefit in the Project Description/PRO Review letter submitted as part of their application materials. These items should be weighed against the proposal to determine if the proposed PRO benefits **clearly outweigh** the detriments of the proposal. The benefits proposed include:

- Master planned ring road with 220 linear feet to be constructed with this development.
- Access easement to City sanitary force main and MDOT pond.
- Storm water improvements to treat public ROW drainage as well as provide treatment via sedimentation basin.
- Public utility improvements including a water main loop for flow and redundancy.
- Future Beck Road access improvements. (The applicant should provide clarification and further information about improvements planned for Beck Road. Staff did not identify any proposed Beck Road improvements as part of the concept plan or conceptual road layout.)

PROJECT DATA:

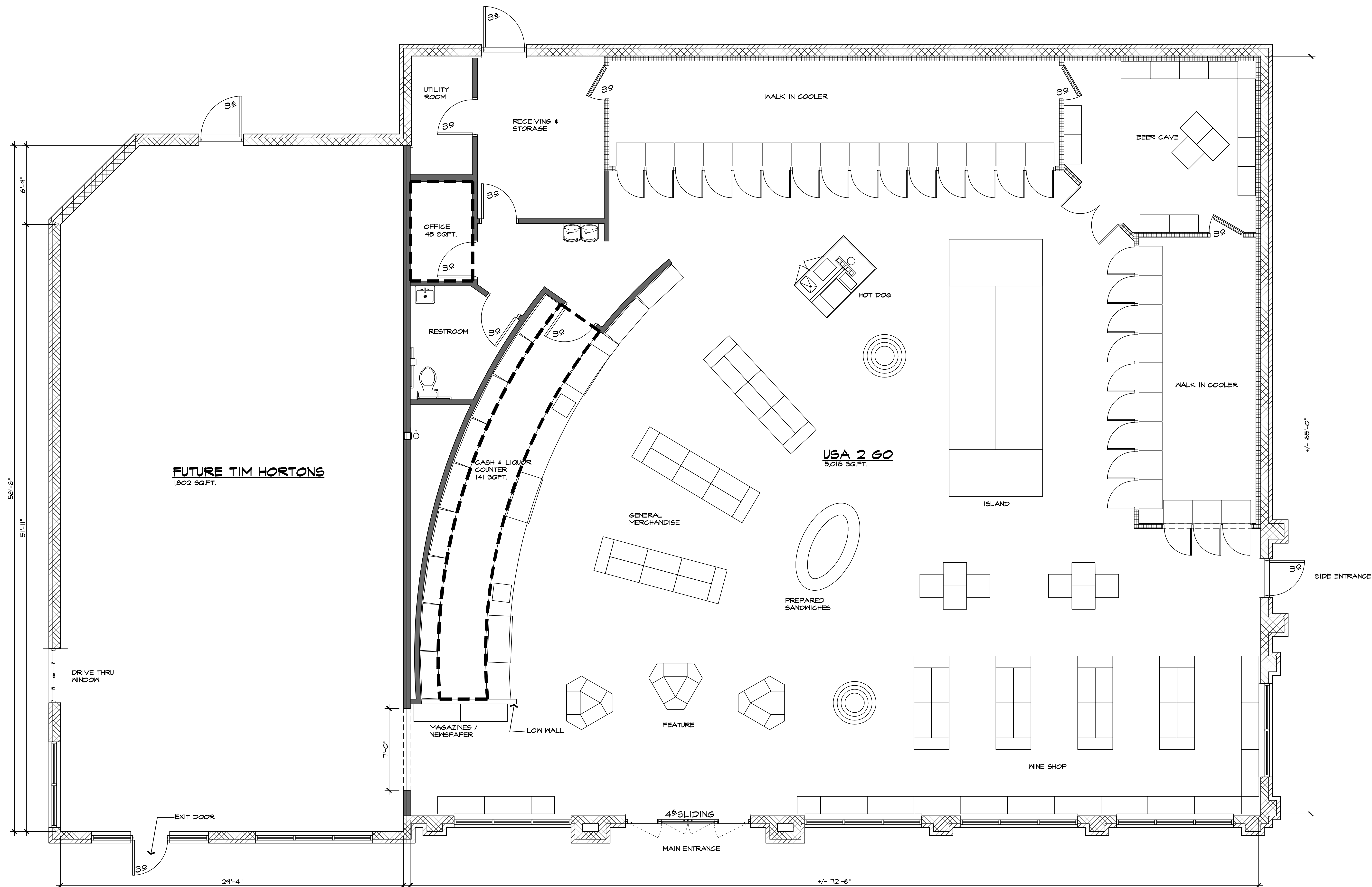
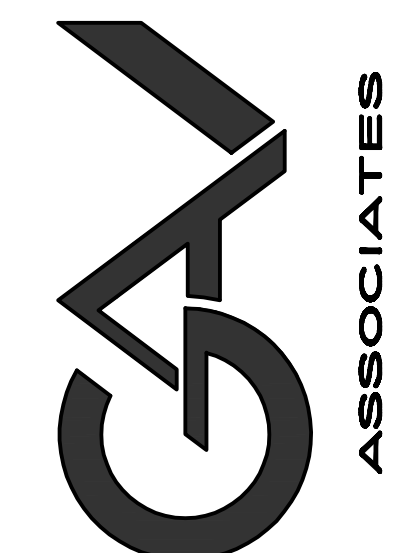
ZONING: "FS" (FREEMAY SERVICE DISTRICTS)
 USE GROUP: M M (MERCANTILE)
 CONSTRUCTION CLASSIFICATION: 2B
 GROSS AREA: 6,820 S.F.

ISSUED FOR	DATE
SITE PLAN REVIEW	04/01/04
REVISION	02/24/10

ARCHITECTURAL DESIGN

RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL

G.A.V. & ASSOCIATES, INC.
 31471 NORTHWESTERN HWY., SUITE #2
 FARMINGTON HILLS, MI. 48334
 (248) 985-9101
 FAX (248) 985-9105
 EMAIL: GAV@GAVASSOCIATES.COM



FUTURE TIM HORTONS
 1,802 SQ.FT.

USA 2 GO
 5,016 SQ.FT.

PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0" 6,820 TOTAL SQ.FT.

PROPOSED GAS STATION FOR:
USA 2 GO
 NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
JM	GA	GA

SCALE: 1/4" = 1'-0"

FILE NAME: 0907B_A401

JOB #: 0907B

SHEET TITLE

FIRST FLOOR PLAN

SHEET #

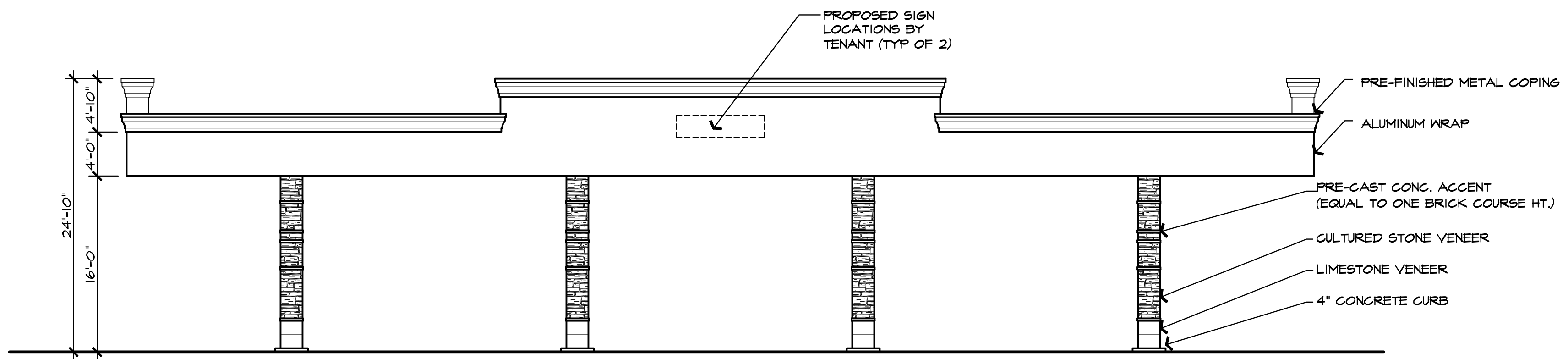
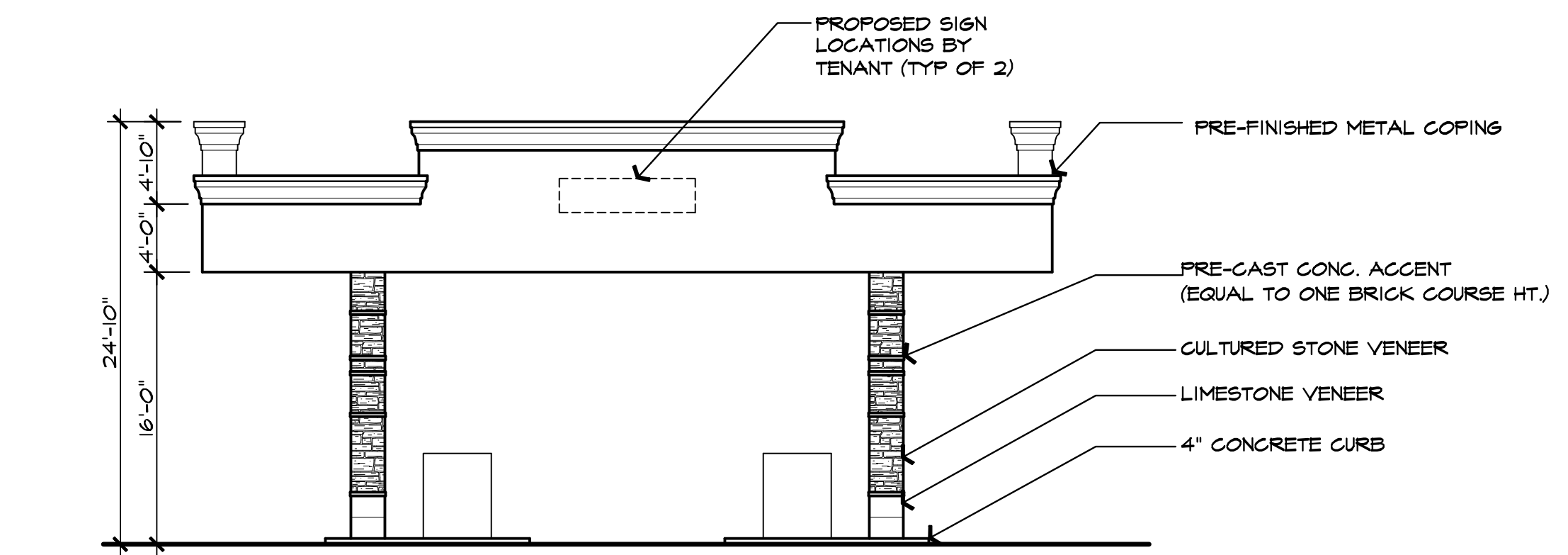
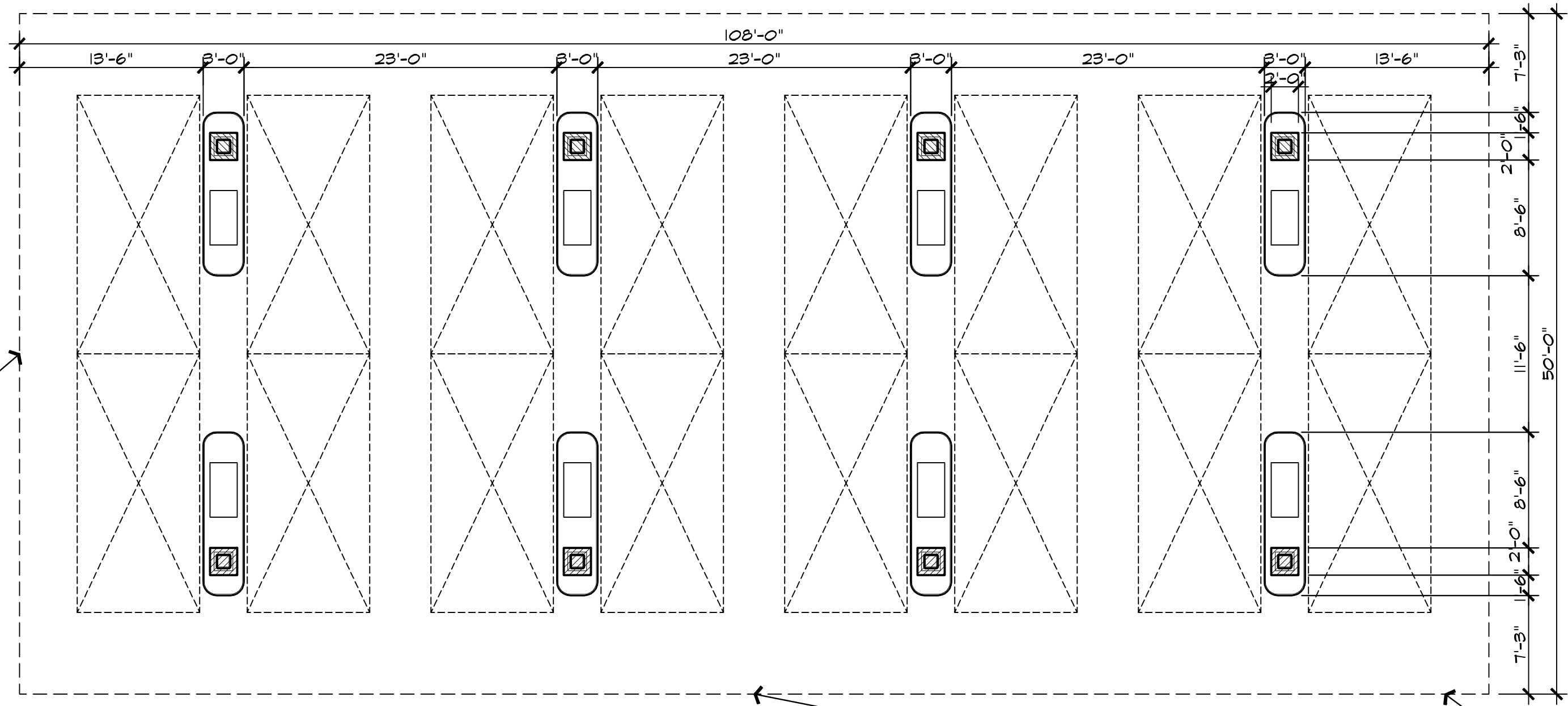
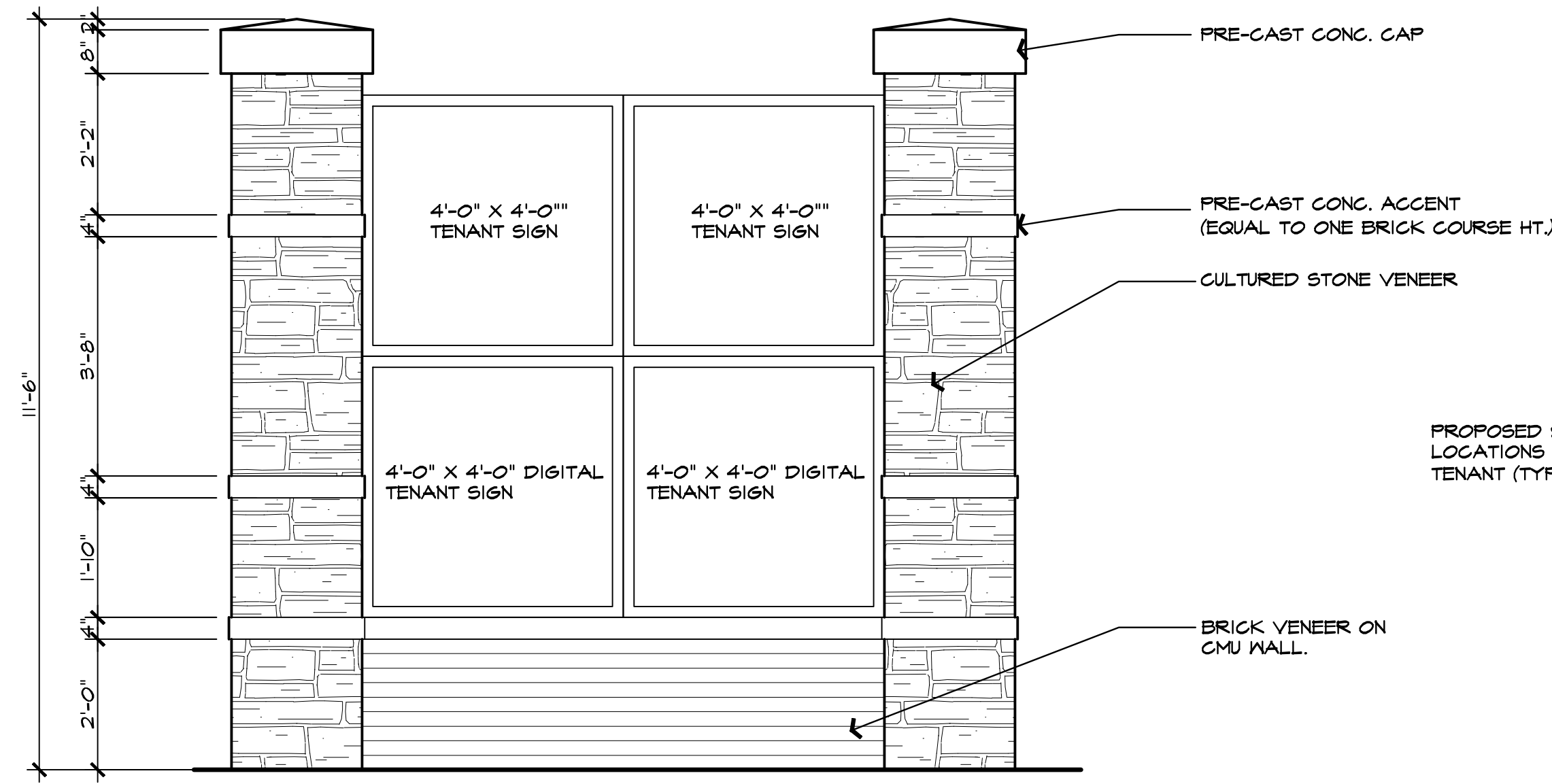
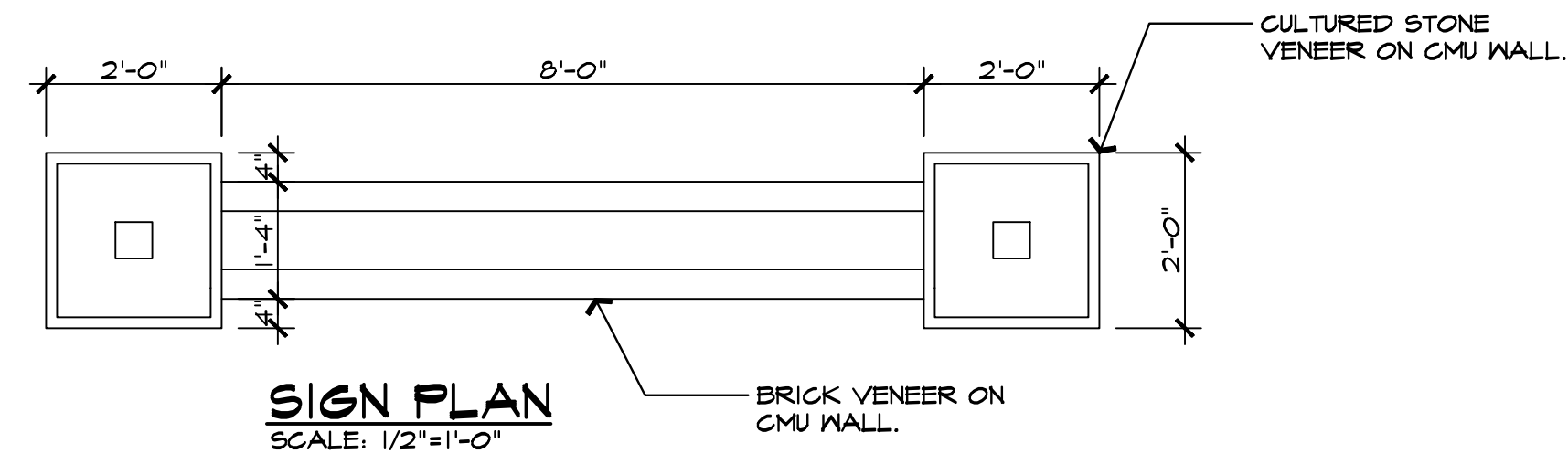
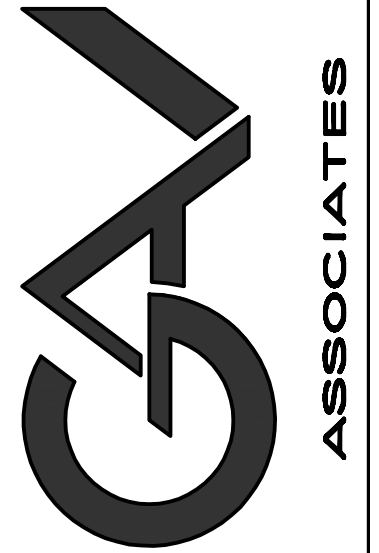
A. | O. |

ISSUED FOR	DATE
SITE PLAN REVIEW	04/09/09
REVISION	02/24/10

ARCHITECTURAL DESIGN

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PROPOSED GAS STATION FOR:
USA 2 GO
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
JM	GA	GA

SCALE :

FILE NAME : 0907B_A401

JOB # : 0907B

SHEET TITLE

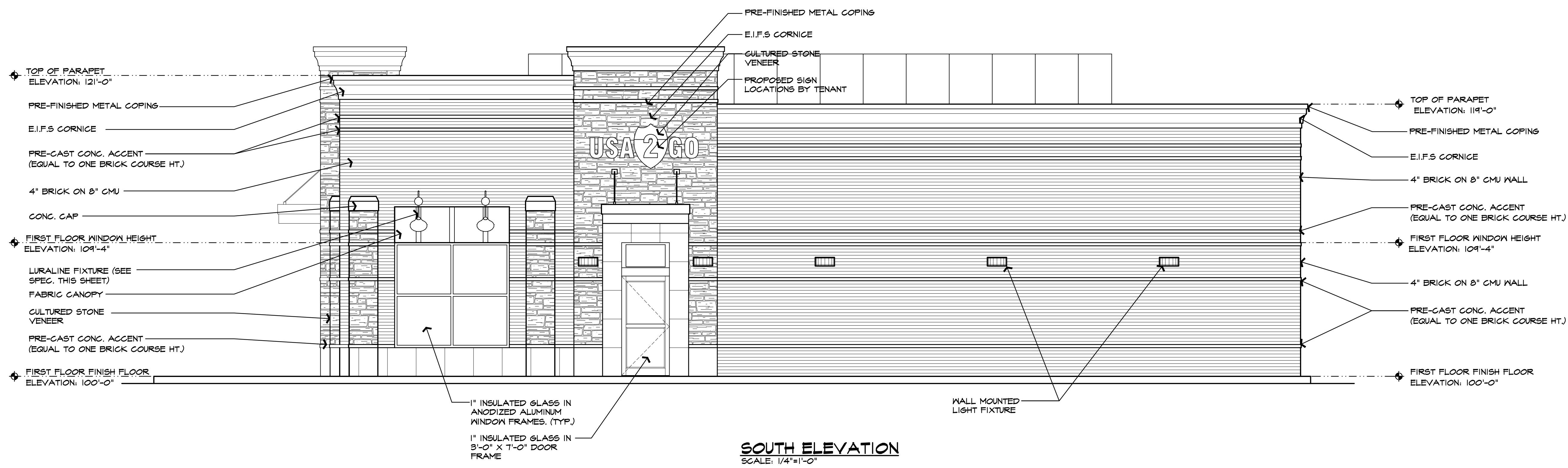
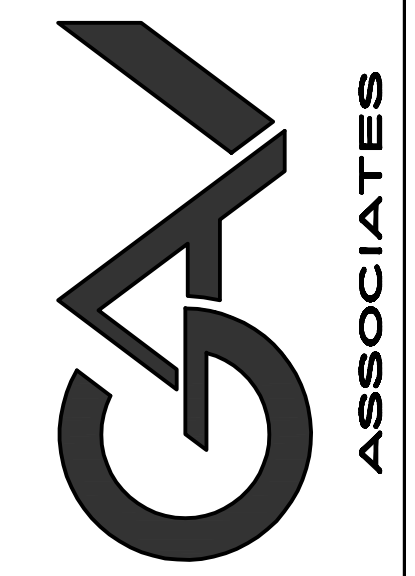
CANOPY & SIGN
PLAN & ELEVATION
SHEET #

A.102

ISSUED FOR	DATE
SITE PLAN REVIEW	04/09/09
REVISION	02/24/10

GENERAL NOTES:
 1- BUILDING SIGNS SHALL COMPLY WITH THE CITY SIGN ORDINANCE. CONTRACTOR SHALL SUBMIT DETAILED SIGN INFORMATION FOR SIGN PERMITS.
 2- FOR DRIVE THRU WINDOW SIZE & DIMENSION, REFER TO TIM HORTON'S SPECS & DETAILS BEFORE CONSTRUCTION.

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SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



WEST ELEVATION
 SCALE: 1/4"=1'-0"

PROPOSED GAS STATION FOR:
 USA 2 GO
 NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
JM	GA	GA

SCALE: 1/4" = 1'-0"

FILE NAME: 0907B_A401

JOB #: 0907B

SHEET TITLE

ELEVATIONS

SHEET #

A.401

SPECIFICATION SUBMITTAL SHEET

JOB NAME:
FIXTURE TYPE:

CATALOG NUMBER:

RA1132 GNL I BBZ

Diffuser: 32
Clear Prismatic Glass cylinder

Lamp Type: Incandescent

Light Source: i
Accepts 100 Watt Maximum A19 medium base lamp (by others).

Finish: 882 - Brown Bronze

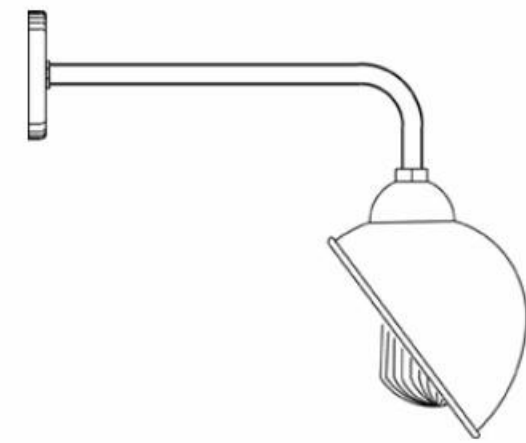
DIMENSIONS:

Width: 11.50" Height: 18"

Extension: 18.50" Mounting Ctr: 2.75"

Mounts over 4" recessed outlet box.

Manufactured in accordance with U.L. standard 1598 for Luminaires



LURALINE FIXTURE ABOVE CANOPIES

FEATURES & SPECIFICATIONS

INTENDED USE — For building- and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast door frame has a 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece solid silicone.

FINISH — Standard finish is textured dark bronze (DBT) corrosion-resistant polyester powder finish. Additional architectural colors are available; see www.lithonia.com/archcolors. Striping is also available.

OPTICAL SYSTEM — Segmented reflectors for superior uniformity and control. Reflectors are interchangeable. Three full cutoff downlight distributions available: FT (forward throw), MD (medium throw) and WT (widethrow). Six uplight distributions available: FTU (forward throw, 10% up), MDU (medium throw, 10% up), WTU (wide throw, 10% up) and MDUS (up/down medium throw, 50% up/50% down), WTUP (up/down wide throw, 50% up/50% down), WTUC (column beam).

ELECTRICAL SYSTEM — Ballast: 50W-150W utilizes a high reactance, high power factor ballast. Metal halide 150W and below are standard with pulse-start technology. 35S utilizes a reactance high power factor ballast. 175W utilizes a constant-wattage auto transformer ballast. Quick disconnect plug easily disconnects reflector from ballast. Ballasts are copper-wound and 100% factory-tested. CSA, NDM or INTL required for probe start shipments outside of the US for 175W. Not available 175M SCWA. Ceramic metal halide lamps are recommended for use in applications where superior color rendition, lumen maintenance and longer lamp life are desired.

Socket: Porcelain, medium-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 660W, 600V 4KV pulse rated.

INSTALLATION — Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.

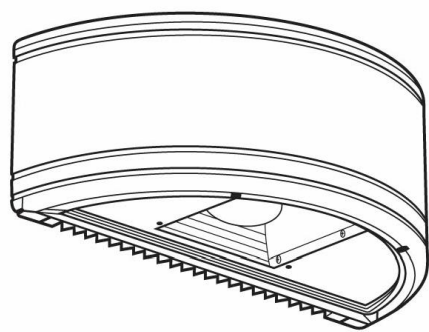
LISTING — UL Listed (standard), CSA Certified (see Options). Suitable for wet locations (damp location listed in lens-up orientation). WLU option offers wet location listing in up orientation (see Options). IP65 rated. 25°C ambient.

NOTE: Specifications subject to change without notice.

Catalog Number	
Notes	Type

Decorative Wall-Mounted Lighting

WSR



METAL HALIDE
50W-175W
HIGH PRESSURE SODIUM
35W-150W

Specifications

Length: 18.0 (45.7)
Depth: 9.0 (22.8)
Overall Height: 7.25 (18.4)
*Weight: 30 lbs (13.6 kg)
*Weight as configured in example below.
All dimensions are inches (centimeters) unless otherwise specified.

WALL MOUNTED LIGHT FIXTURE

FEATURES & SPECIFICATIONS

INTENDED USE

Ideal for building and wall mounted applications.

CONSTRUCTION

Rugged, corrosion-resistant die-cast aluminum back housing and hinged door frame. Castings are sealed with a one-piece gasket to inhibit the entrance of external contaminants. Lens is thermal and shock-resistant clear tempered glass. Finish is bronze polyester powder paint.

ELECTRICAL SYSTEM

Quad-tap constant wattage transformer for 175M. High reactance, high power factor for 100M and 150S. Ballast is copper wound and 100% factory tested.

OPTICAL SYSTEM

Anodized aluminum reflector, provides IES full cutoff distribution. Medium-base lamp included in carton as standard.

INSTALLATION

Housing is configured for mounting directly over a standard 4" outlet box or for surface wiring via any of three convenient 3/4" threaded conduit entry hubs.

LISTING

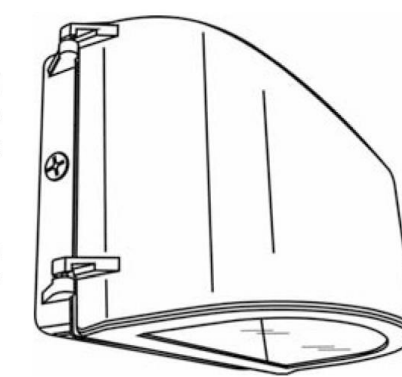
UL Listed to US safety standards. UL listed for wet locations.

Catalog Number	
Notes	Type

Full Cutoff Wall Packs

TWR1S

150W HIGH PRESSURE SODIUM
100,175W METAL HALIDE



Specifications

Height: 9.375 (23.8)
Width: 14.275 (36.5)
Depth: 8.75 (22.2)
Weight: 14.5 (6.58 kgs)
All dimensions are inches (centimeters) unless otherwise specified.

METAL HALIDE FIXTURE ON EAST ELEVATION

GENERAL NOTES:

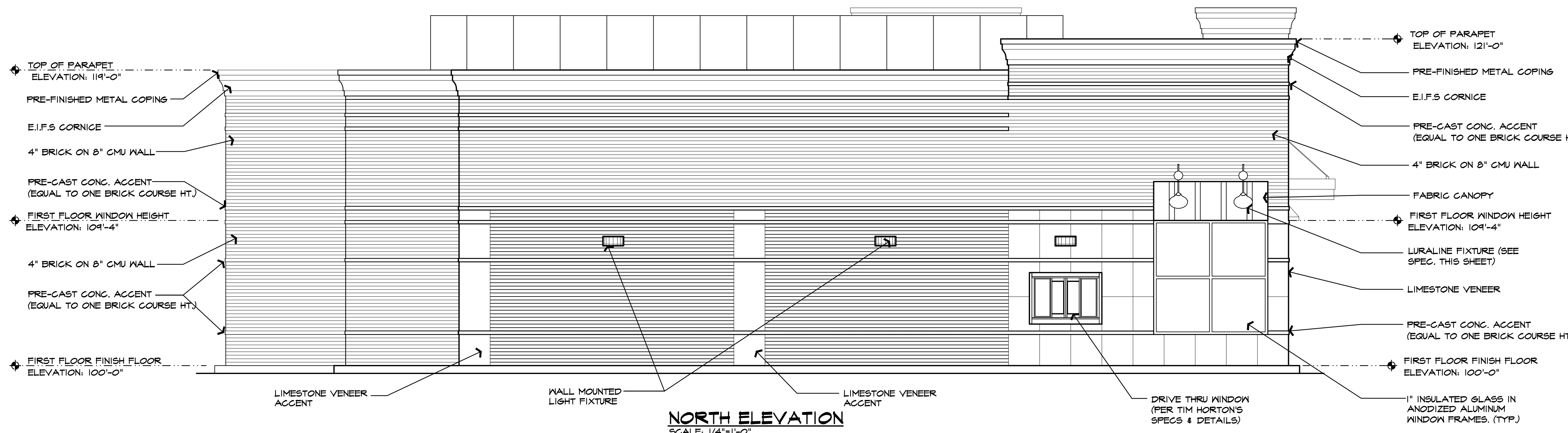
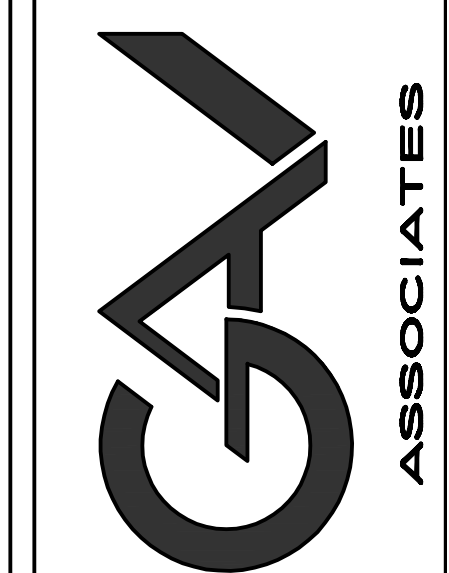
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ISSUED FOR	DATE
SITE PLAN REVIEW	04/09/09
REVISION	02/24/10

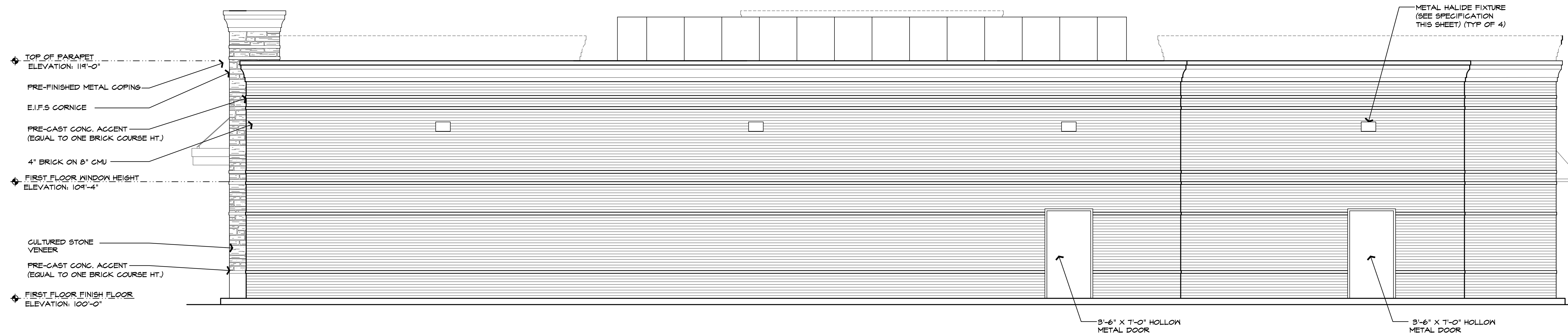
ARCHITECTURAL DESIGN

RESIDENTIAL COMMERCIAL INDUSTRIAL

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(248) 985-9101
FAX (248) 985-9105
EMAIL: GAV@GAVASSOCIATES.COM



NORTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED GAS STATION FOR:
USA 2 60
NOV, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
JM	GA	GA

SCALE : 1/4" = 1'-0"

FILE NAME : 0907B_A401

JOB # : 0907B

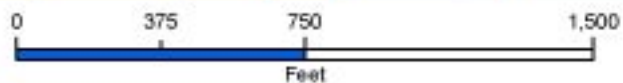
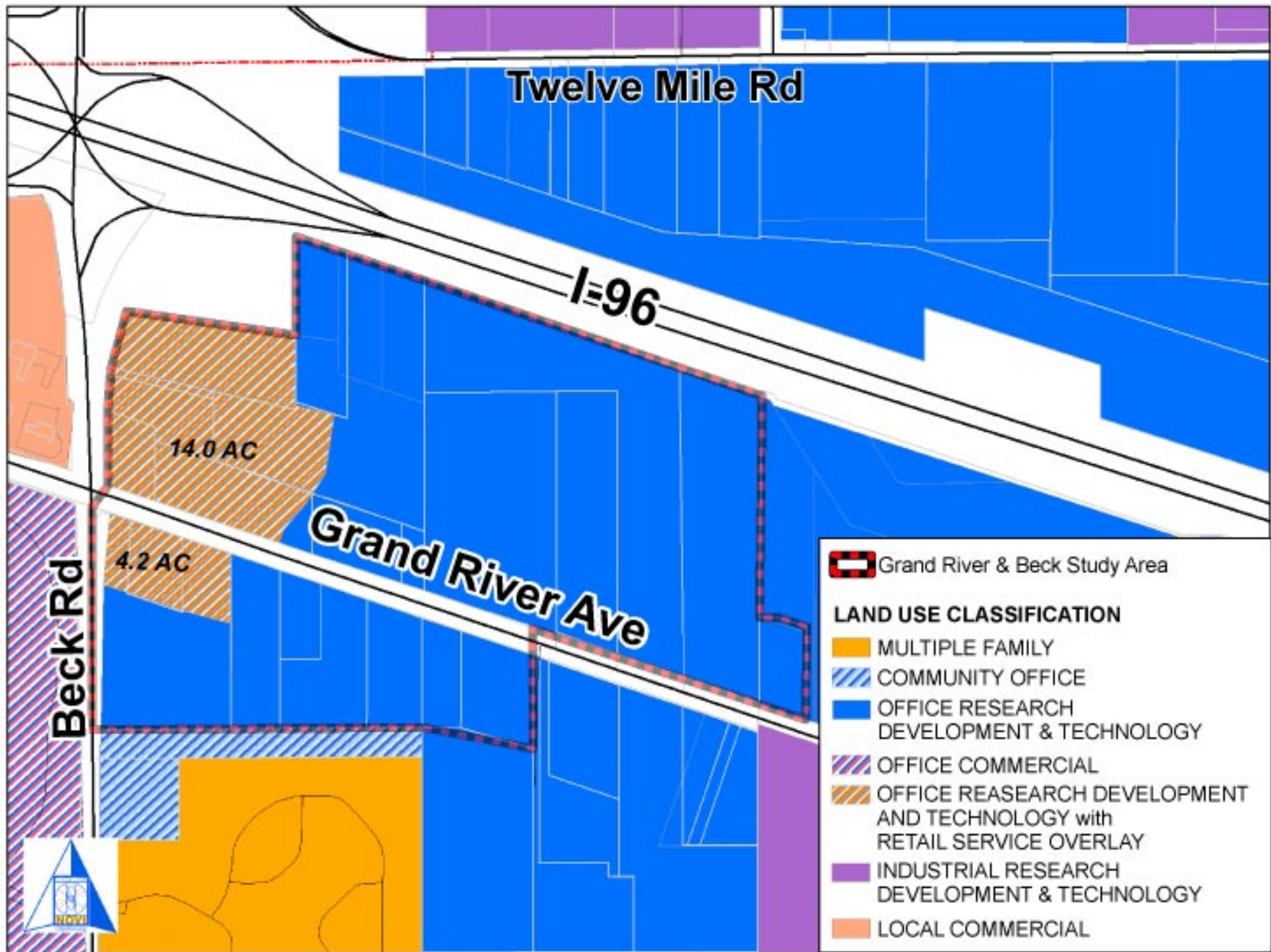
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ELEVATIONS

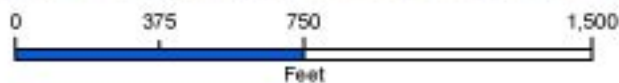
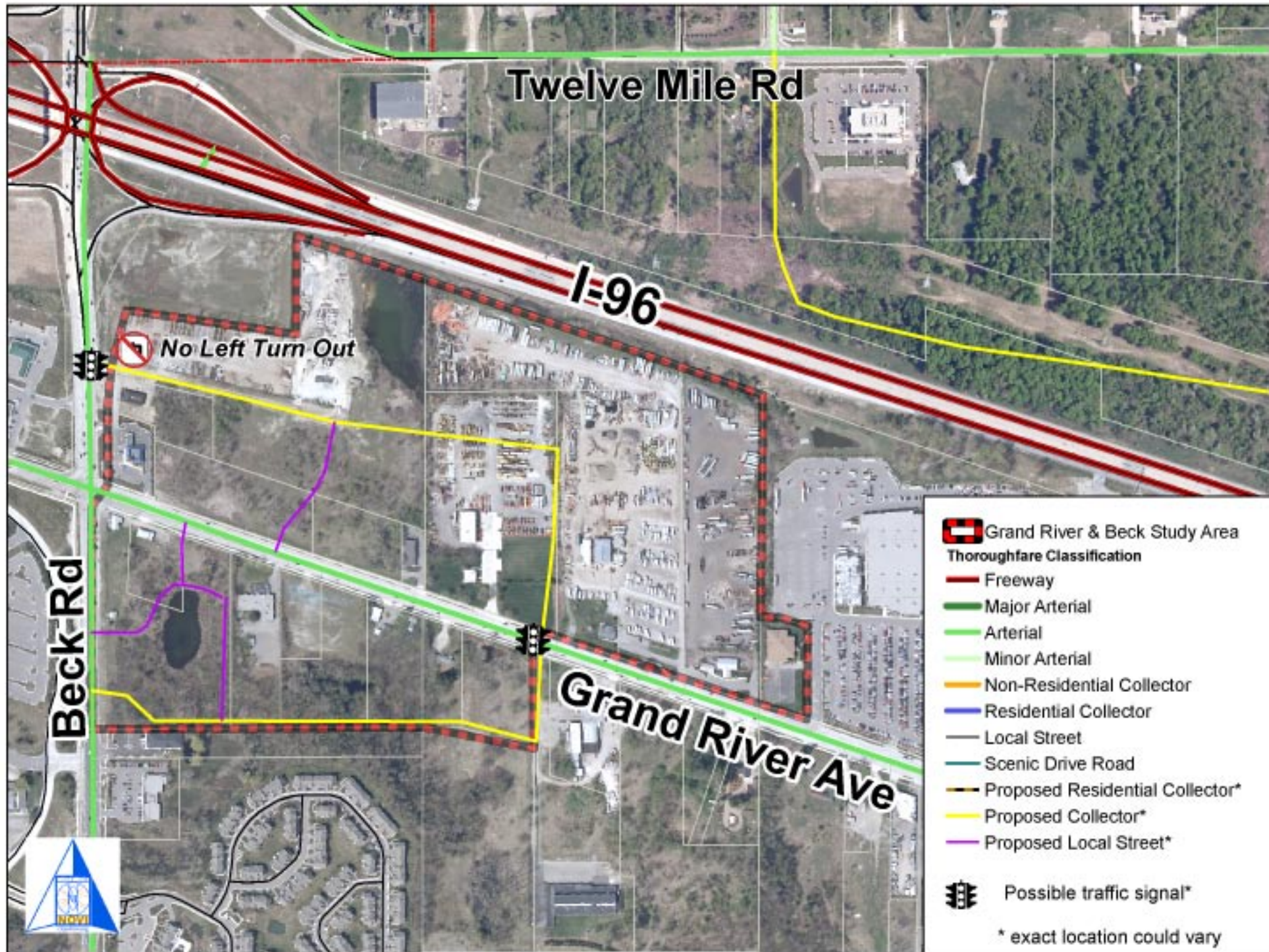
SHEET #

A.402

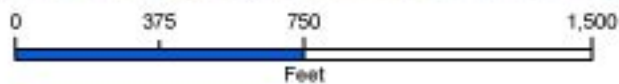
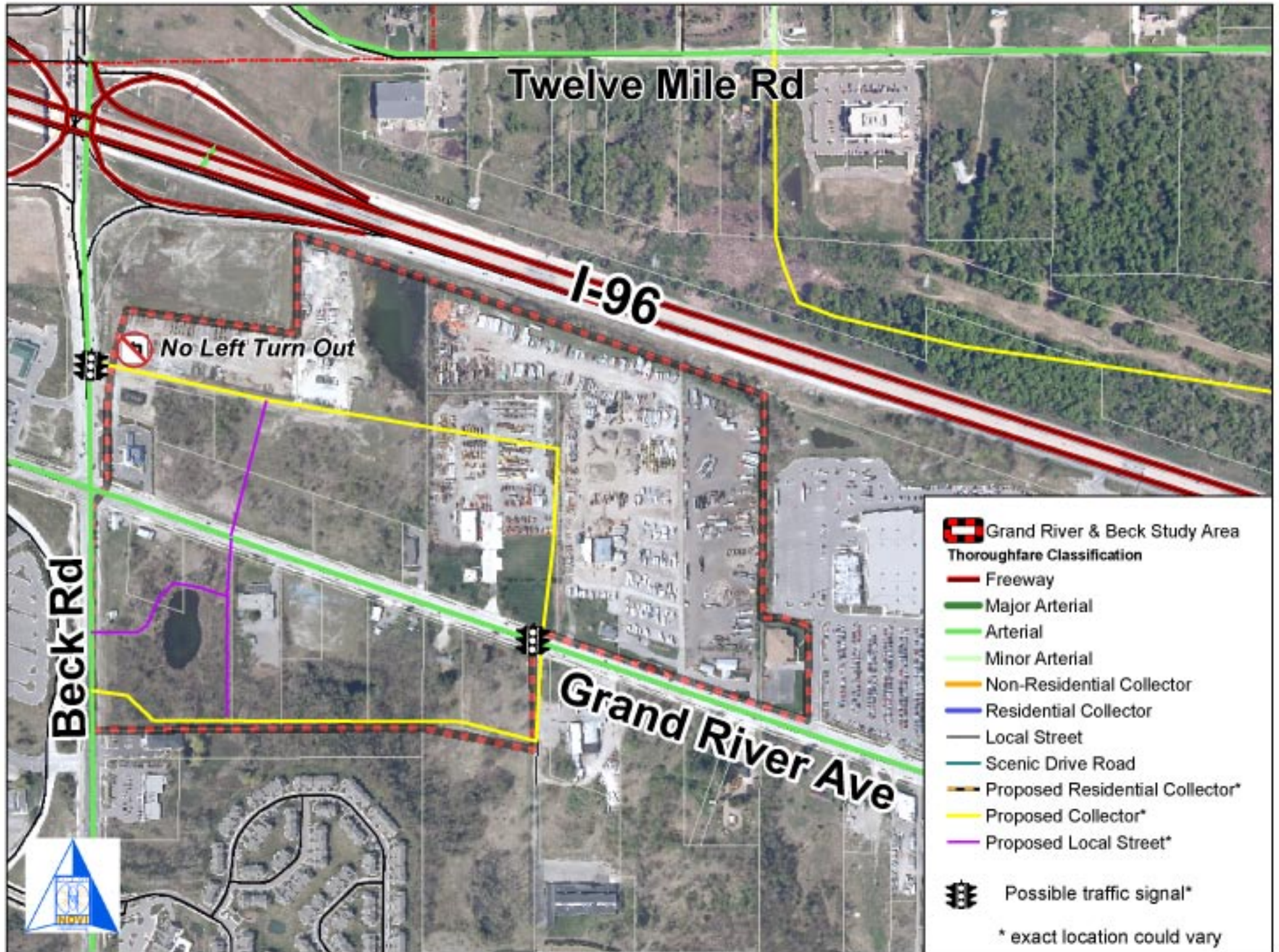
GRAND RIVER AVE. AND BECK RD. STUDY AREA RECOMMENDED FUTURE LAND USE **NEW**



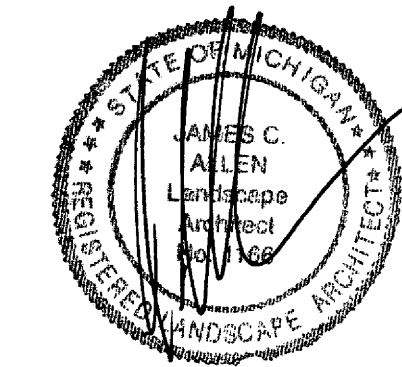
GRAND RIVER AVE. and BECK RD. STUDY AREA TRANSPORTATION PLAN



GRAND RIVER AVE. and BECK RD. STUDY AREA TRANSPORTATION PLAN **OLD**



Seal:



Title:

Landscape Plan

Project:

USA2GO
 Novi, Michigan

Prepared for:

Novi Mille, LLC
 46100 Grand River Avenue
 Novi, Michigan 48374

Revision:

Submission
 Revised per City

Issued:

September 9, 2009
 February 24, 2010

Job Number:

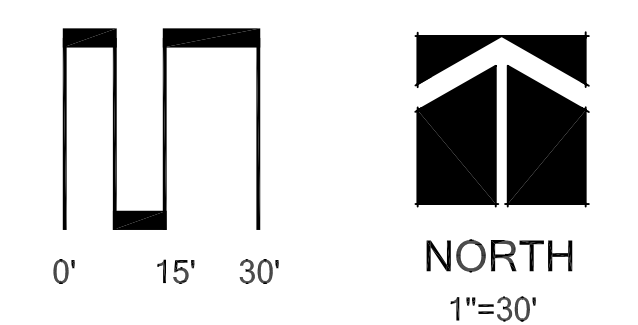
09-003

Drawn By:

jca

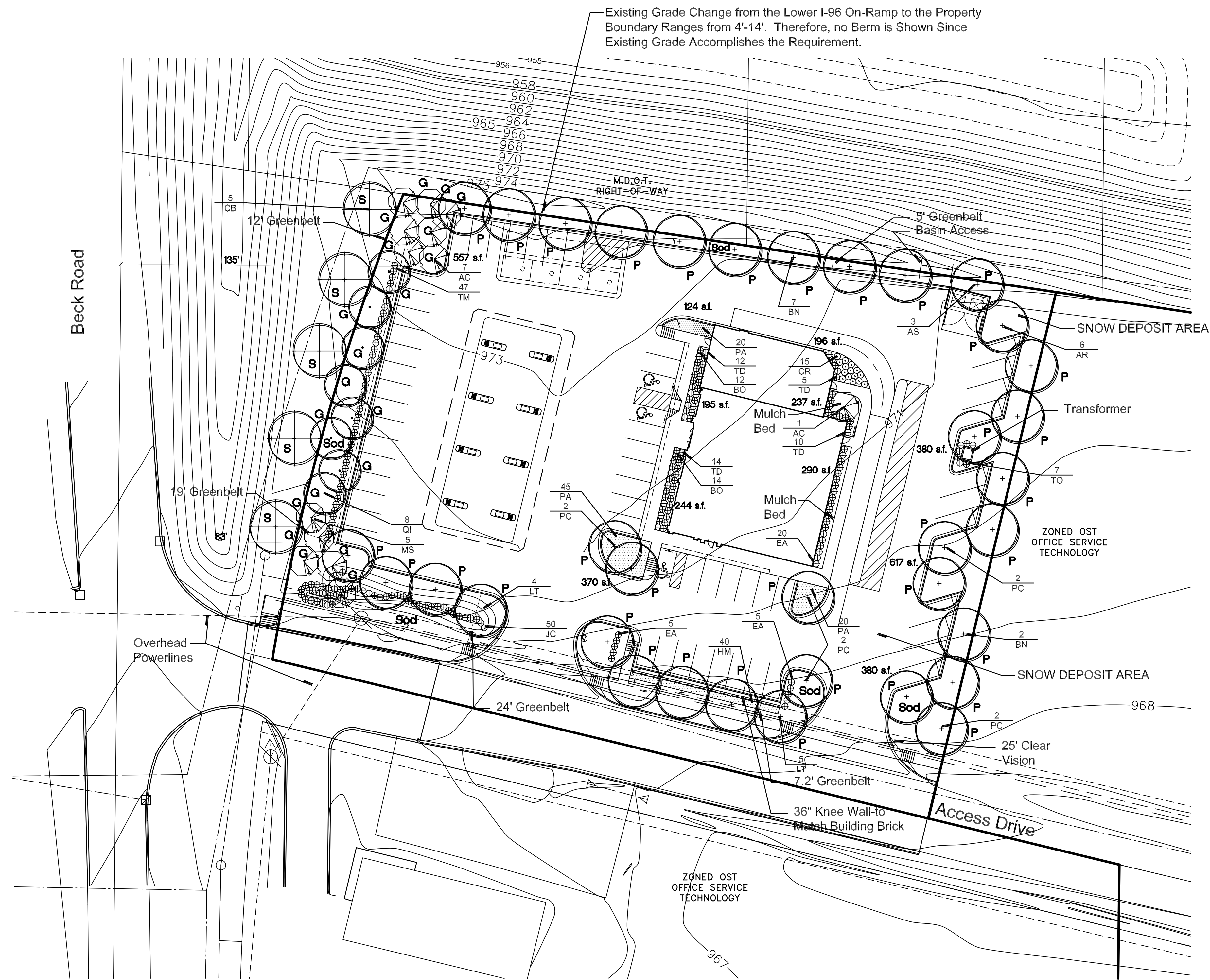
Checked By:

jca



Sheet No.

L-1



Landscape Summary

Existing Zoning	FS
Parking Lot Landscaping	
Parking Space Area	10,147 s.f.
Vehicular Use Area	33,438 s.f.
Landscape Area Required	10,147 s.f. x 10% = 1,015 s.f.
33,438 s.f. x 5% = 1,672 s.f.	
Landscape Area Shown	2,354 s.f.
Canopy Trees Required	36 Trees (2,687 / 75)
Canopy Trees Shown	36 Trees
Parking Lot Perimeter	
Perimeter	445 lf.
Trees Required	13 Trees (445 lf. / 35')
Trees Shown	21 Trees
Building Foundation Landscaping	
Perimeter of Building	346 lf.
Landscape Area Required	2,768 s.f. (346 lf. x 8')
Landscape Area Shown	1,286 s.f.
Street Lawn Plantings	
Street Frontage	231 lf.
Trees Required	5.1 Trees (231 lf. / 45')
Trees Shown	5 Trees
Greenbelt Plantings	
Street Frontage	231 lf.
Trees Required	7.7 Trees (231 lf. / 30')
Trees Shown	8 Trees
Sub-Canopy Trees Required	11.6 Trees (231 lf. / 20')
Sub-Canopy Trees Shown	12 Trees

Requested Deviations:

Beck Road Berm

Reduction of Parking Lot Landscape Area of 333 s.f.

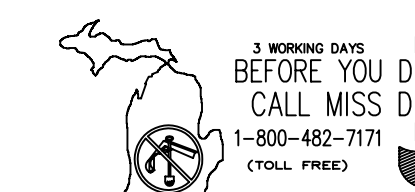
Greenbelts:

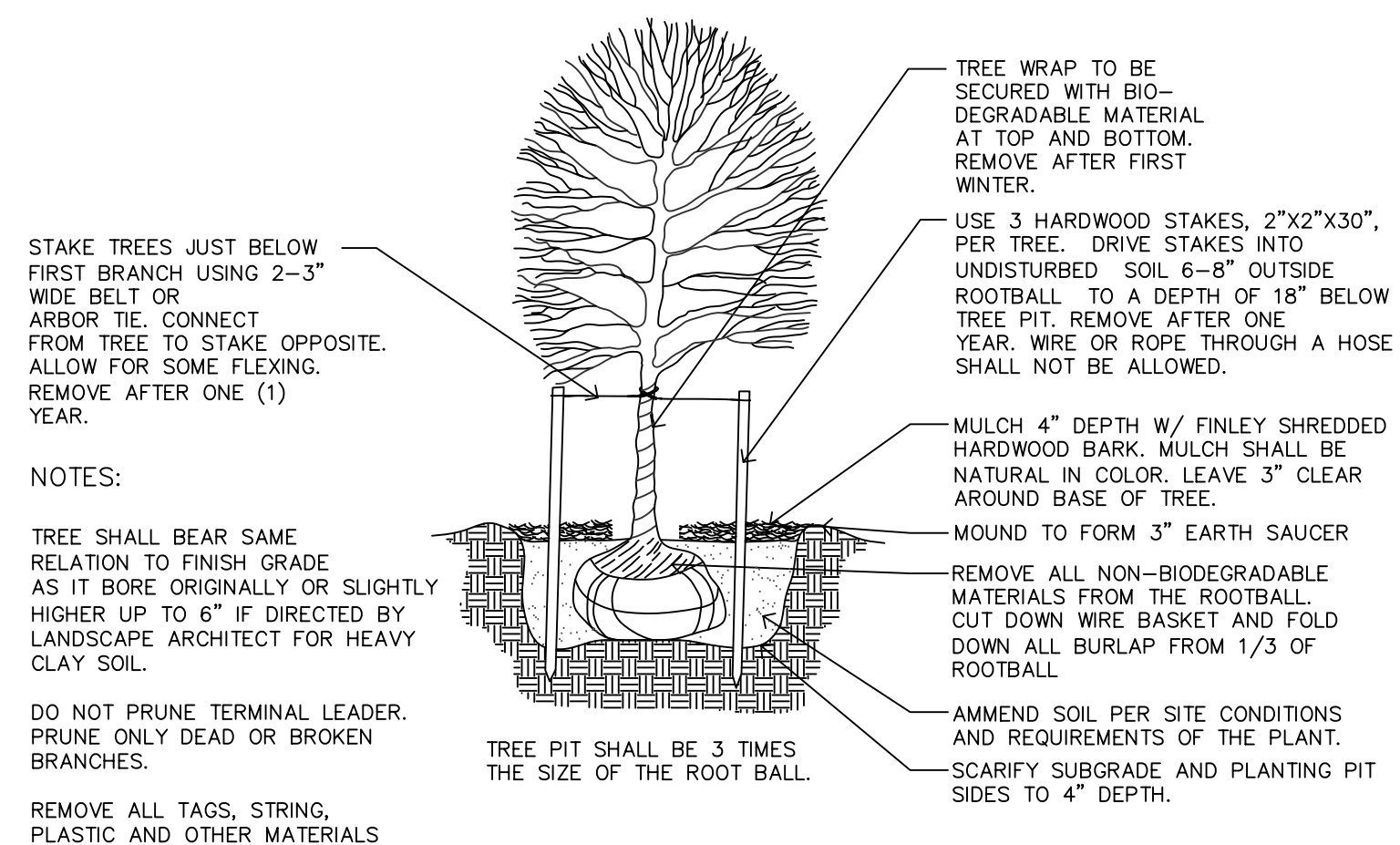
- 5' Greenbelt Along I-96
- 7.2' Greenbelt Along Access Drive
- 12'-19' Greenbelt Along Beck Road

Reduction of Building Foundation Landscaping by 1,482 s.f.

PLANT LIST

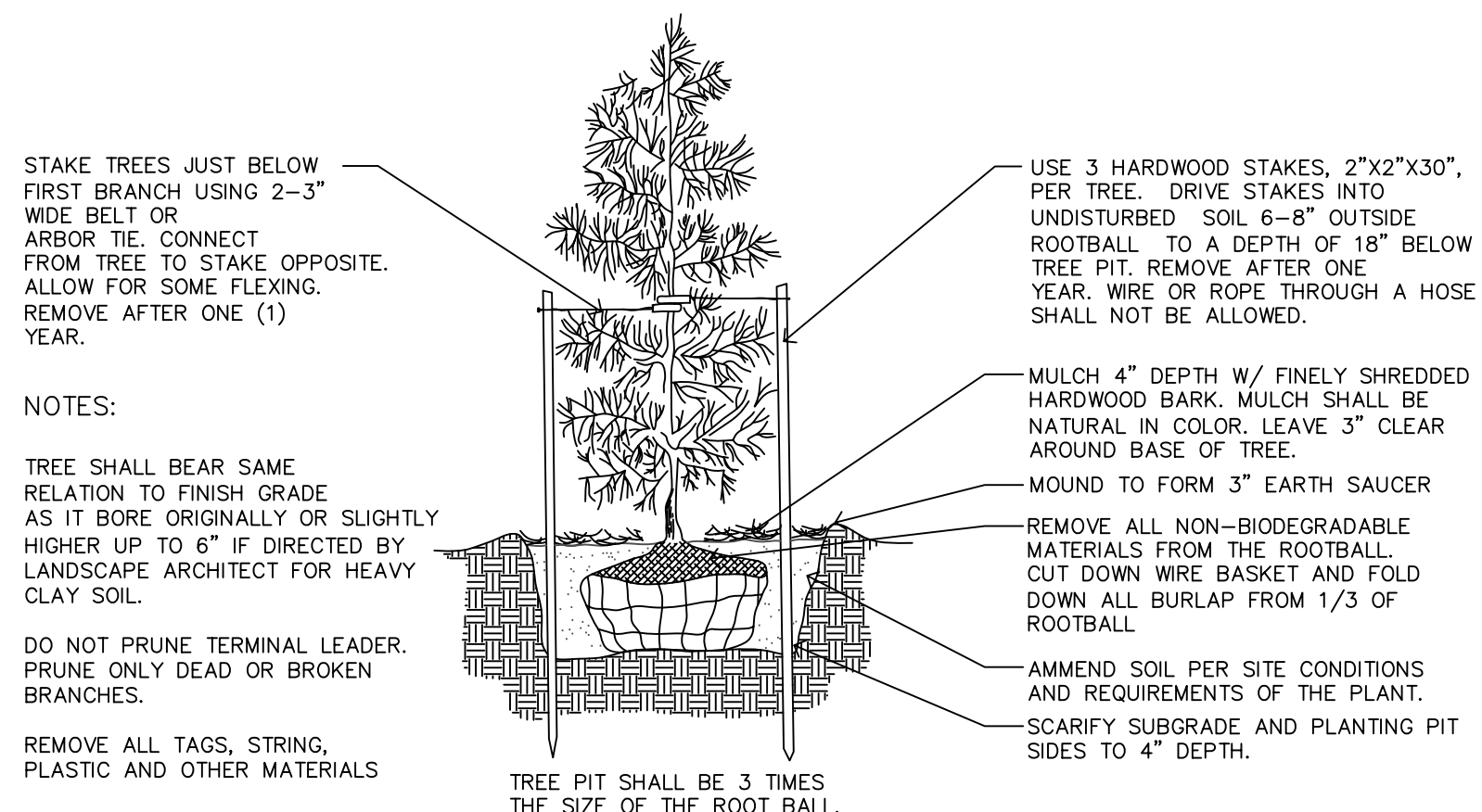
sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total
AC	8	Amelanchier canadensis 'Shadblow'	Shadblow Serviceberry	2.5"	as shown	B&B		\$ 250.00	\$ 2,000.00
AS	3	Acer saccharum	Sugar Maple	3.0"	as shown	B&B		\$ 400.00	\$ 1,200.00
AR	6	Acer rubra 'October Glory'	Red Maple	3.0"	as shown	B&B		\$ 400.00	\$ 2,400.00
BN	9	Betula nigra	River Birch	3.0"	as shown	B&B		\$ 400.00	\$ 3,600.00
BO	26	Buxus sempervirens	Boxwood		as shown		24"	\$ 50.00	\$ 1,300.00
CB	5	Carpinus betula	Hornbeam	3.0"	as shown	B&B		\$ 400.00	\$ 2,000.00
CR	15	Rosa "Carefree Beauty"	Carefree Rose			Full, well rooted	1 gal	\$ 15.00	\$ 225.00
EA	30	Euonymus alta 'Compact'	Compact Burning Bush		as shown		30"-36"	\$ 50.00	\$ 1,500.00
HM	40	Hemerocallis 'Stella D'Oro'	Stella D'Oro Day Lilly			Full, well rooted	1 gal	\$ 15.00	\$ 600.00
JC	50	Juniperus Chinensis 'Hetzii Glauca'	Hetz Blue Juniper		as shown	B&B	36"	\$ 50.00	\$ 2,500.00
LT	9	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		\$ 400.00	\$ 3,600.00
MS	5	Malus 'Spring Snow'	Spring Snow Crab	2.5"	as shown	B&B		\$ 250.00	\$ 1,250.00
PC	8	Pyrus calleryana 'Redspire'	Redspire Pear		as shown	B&B		\$ 400.00	\$ 3,200.00
PA	85	Pennisetum alopecuroides 'Hamlin'	Dwarf Fountain Grass		as shown			\$ 15.00	\$ 1,275.00
QI	8	Quercus rubra	Red Oak	3.0"	as shown	B&B		\$ 400.00	\$ 3,200.00
TD	41	Taxus x. media 'Densiformis'	Dense Yew		as shown	B&B	30"-36"	\$ 50.00	\$ 2,050.00
TM	47	Taxus x.m. 'Chadwickii'	Chadwick's Yew		as shown	B&B	30"-36"	\$ 50.00	\$ 2,350.00
TO	7	Thuja occidentalis 'Dark Green'	Dark Green Arborvitae		as shown	B&B	5'	\$ 250.00	\$ 1,750.00
	200	Kentucky Blue Grass, (S.Y.)						\$ 4.00	\$ 800.00
Mulch	75	4" Deep Shredded Hardwood Bark Mulch						\$40/s.y.	\$ 3,000.00
		Irrigation							\$ 10,000.00
		20% genus =s 9 trees, 9 trees shown						Total	\$ 47,800.00
		15% species =s 7 trees, 7 shown							





DECIDUOUS TREE PLANTING DETAIL

NTS



EVERGREEN TREE PLANTING DETAIL

NTS

LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The City of Novi's Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- All landscape areas shall be provided with an underground automatic sprinkler system.
- Sod shall be two year old "Baron/Cheridaphi" Kentucky Blue Grass grown in a sod nursery on loam soil.

CITY OF NOVI NOTES

- All landscape islands shall be backfilled with a sand mixture to facilitate drainage.
- All proposed landscape islands shall be curbed.
- All landscape areas shall be irrigated.
- Overhead utility lines and poles to be relocated as directed by utility company of record.
- Evergreen and canopy trees shall be planted a minimum of 10' from a fire hydrant, and manhole, 15' from overhead wires.
- All plant material shall be guaranteed for two (2) years after City Approval and shall be installed and maintained according to City of Novi standards. Replace Failing Material During the Next Appropriate Planting Period.
- All proposed street trees shall be planted a minimum of 4' from both the back of curb and proposed walks.
- All tree and shrub planting beds shall be mulched with shredded hardwood bark, spread to minimum depth of 4". All lawn areas trees shall have a 4" diameter circle of shredded hardwood mulch 3' away from trunk. All perennial, annual and ground cover beds shall receive 2" of dark colored bark mulch as indicated on the plant list. Mulch is to be free from debris and foreign material, and shall contain no pieces of inconsistent size.
- All Substitutions or Deviations from the Landscape Plan Must be Approved by the City of Novi Prior to their Installation.

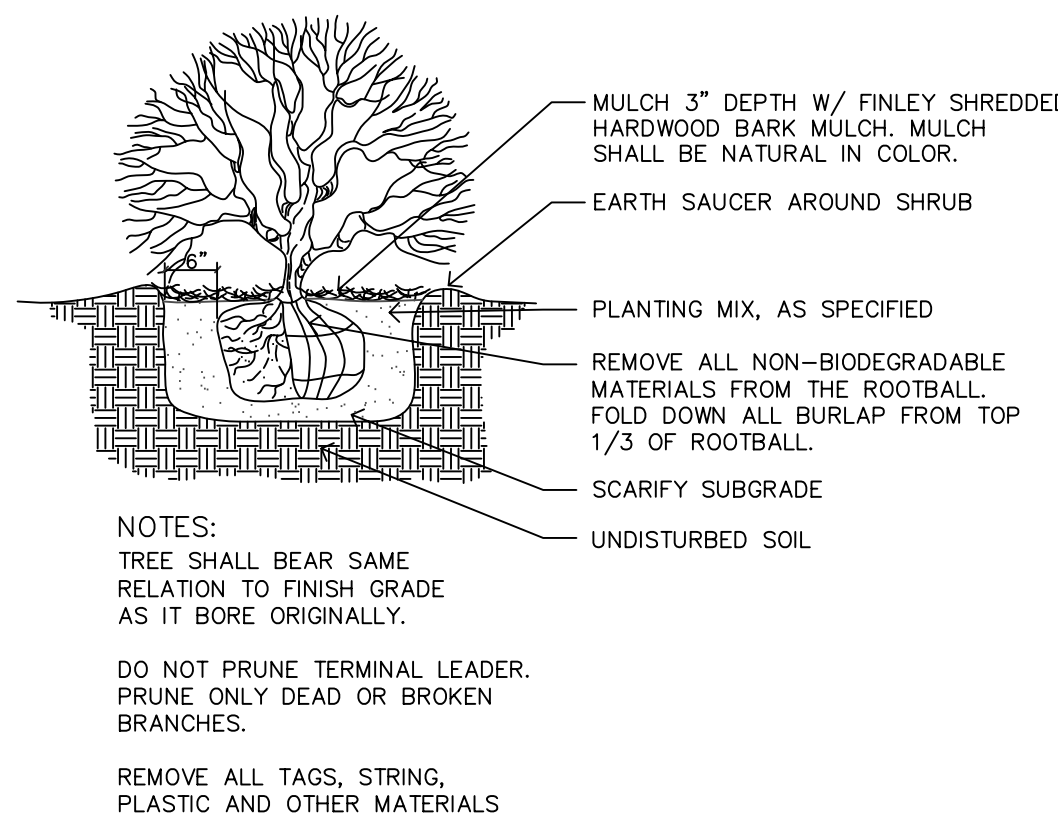
NOTES:

THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE SPRING 2010.

THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE. THIS INCLUDES WEEDING AND WATERING AS REQUIRED BY NORMAL MAINTENANCE PRACTICES.

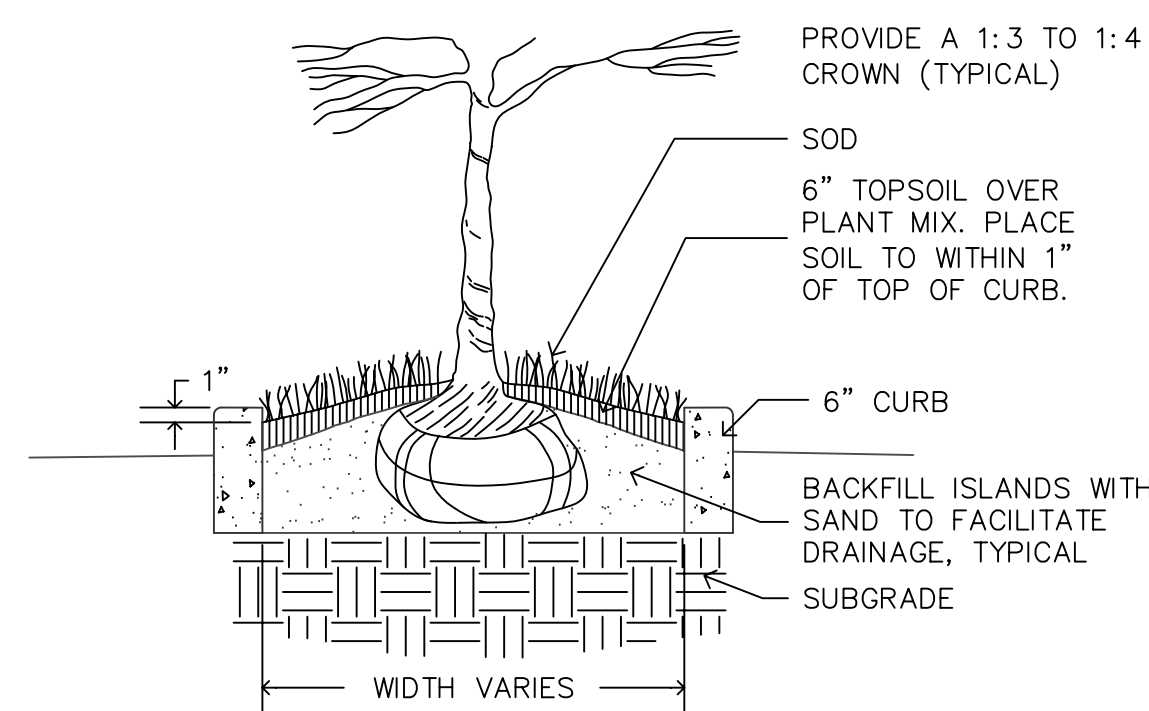
DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ANY TREES WITHIN UTILITY EASEMENTS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR REPAIRS.

PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES. WARRANTY PERIOD BEGINS AT THE TIME OF CITY APPROVAL. WATERING AS NECESSARY SHALL OCCUR DURING THIS WARRANTY PERIOD.



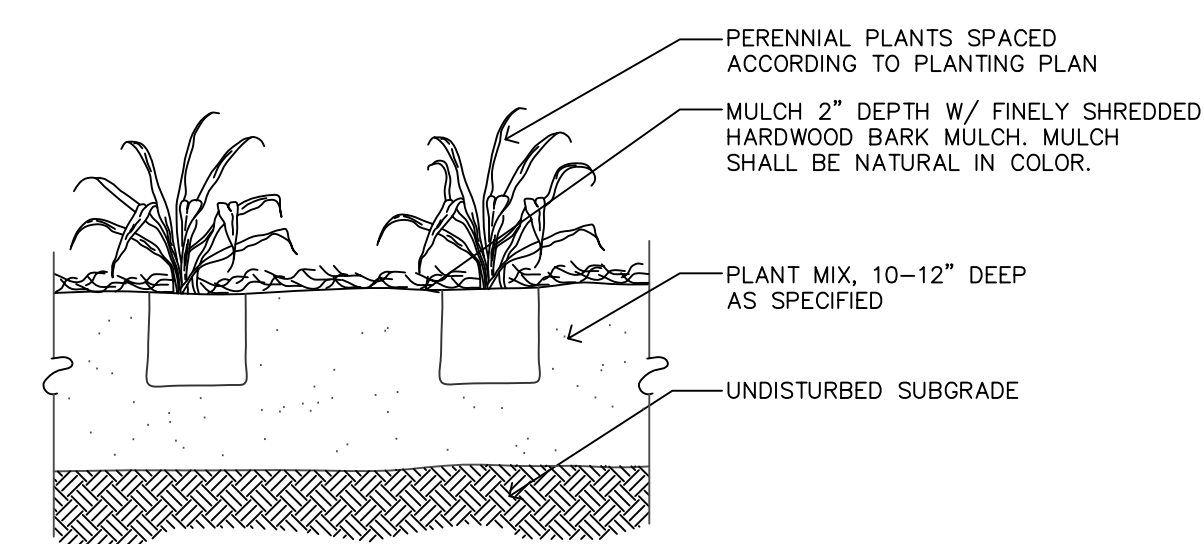
SHRUB PLANTING DETAIL

NTS



CURBED ISLAND DETAIL

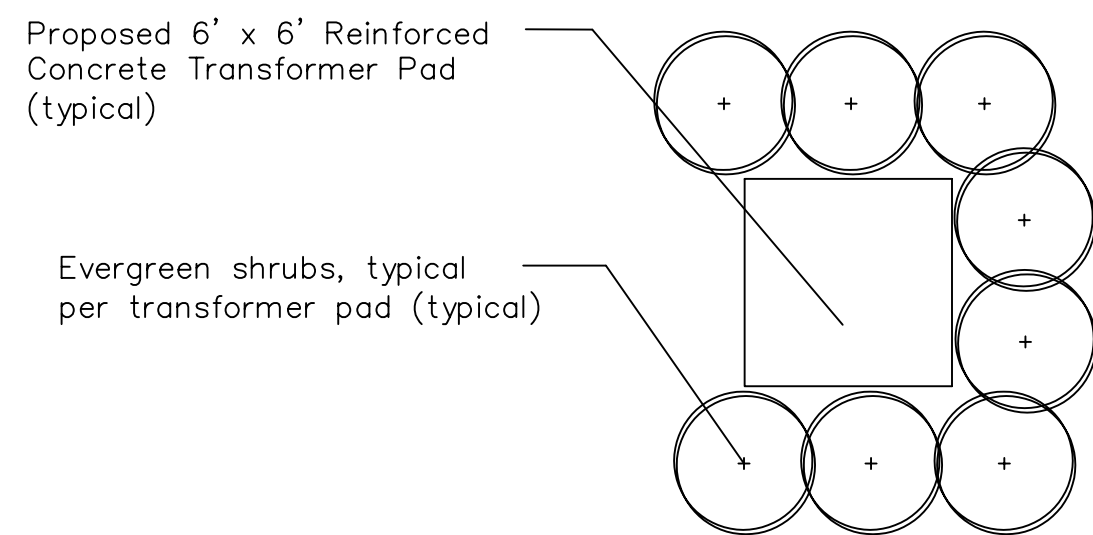
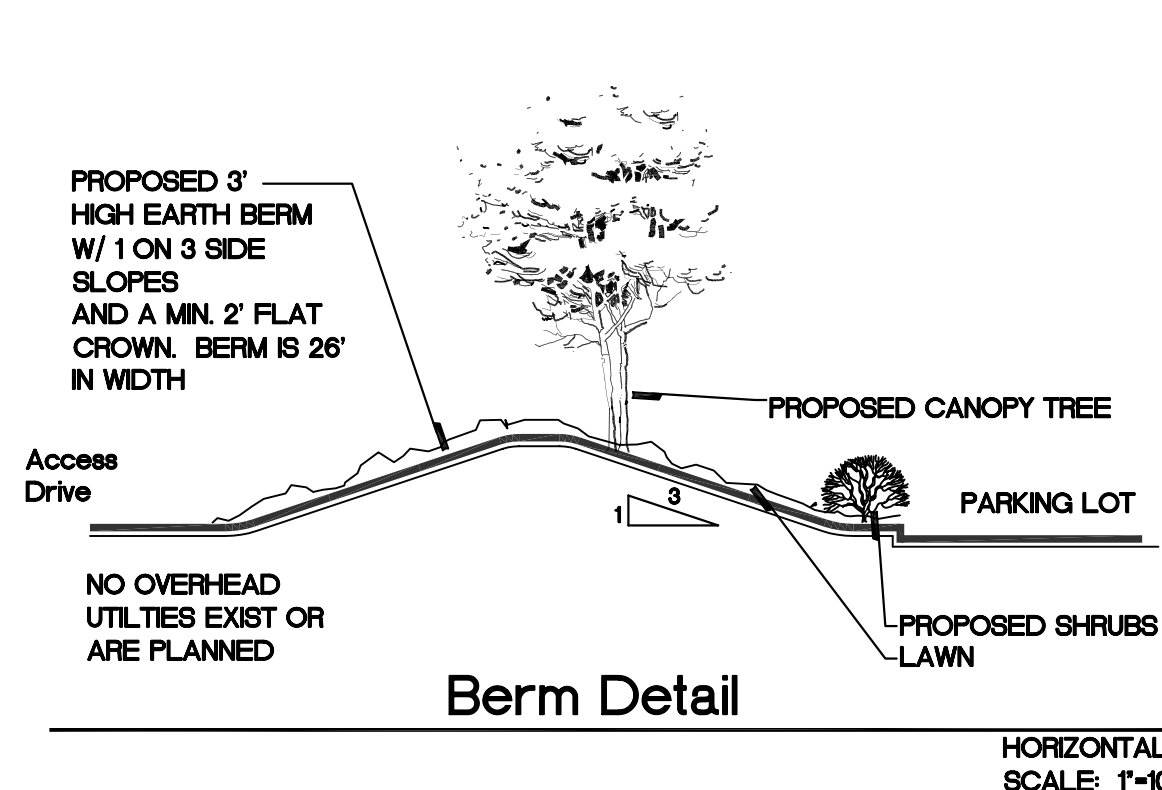
NTS



NOTE:
 PERENNIALS TO BE PLANTED UP TO SAUCER AROUND TREE OR SHRUB IN THE AREA.

PERENNIAL PLANTING DETAIL

NTS



General Notes

Transformer Pad shall be screened a minimum of three (3) sides

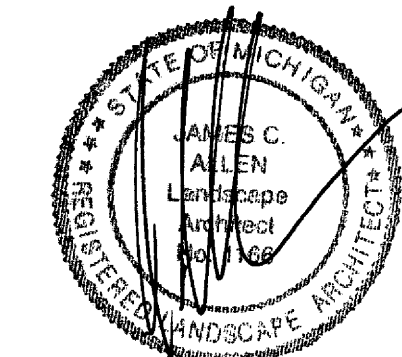
Actual Pad Location and Plant Location is Shown on Sheet SP-1

Provide 24" Clear

TRANSFORMER SCREENING DETAIL

NTS

Seal:



Title:

Landscape Details

Project:

USA2GO
 Novi, Michigan

Prepared for:

Novi Mile, LLC
 46100 Grand River Avenue
 Novi, Michigan 48374

Revision:

Submission
 Revised per City

Issued:

September 9, 2009
 February 24, 2010

Job Number:

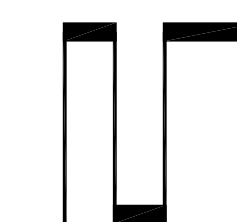
09-003

Drawn By:

jca

Checked By:

jca



NORTH

Sheet No.





MASTER PLANNING & ZONING
City of Novi Planning Commission
December 16, 2009 at 7:00 p.m.
Novi Civic Center – Conference Room C
45175 W. Ten Mile, Novi, MI 48375
248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Members Victor Cassis, Michael Meyer, Michael Lynch

Absent: Andy Gutman

Staff Support: Mark Spencer, Planner, Barbara McBeth, Deputy Community Development Director, Charles Boulard, Community Development Director, Tom Schulz, City Attorney

APPROVAL OF AGENDA AS AMENDED

Moved by Member Lynch, seconded by Member Cassis – **Motion passed 3-0**

VOICE VOTE ON AMENDED AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS

Audience Participation and Correspondence

Luanne Kozma had some comments regarding the Landings Property. She stated it is a park that she has used a lot through the years. She was one of the people participating in the focus group that was held here at the Civic Center and she stated that everyone involved would like this property kept as a park. She stated she has looked over the report and there are so many options on the table that were never brought up by the people of Novi. They are only interested in improving it as a park and only as a park. The other thing she wants to bring up is that she is real familiar with the Michigan Natural Resources Trust Fund Grant Program she helped with two reputable grants that the city put forward one she assisted with was for Meadowbrook Park. The report talks about the trust fund being a possible grant opportunity to develop this park, but the Michigan Natural Resources Trust Fund prohibits city's from doing certain things as removing parkland, destroying parkland, selling parkland or removing it from parkland status without some consequences. She stated that you really can't remove parkland status from this park and not have consequences for future grants for the entire city. She asked the committee if they had any questions.

Planner Spencer stated he wanted to shed a little light on this for Ms. Kozma. The packet of materials provided to the Planning Commissioners was distributed from the City Council Meeting for background reference for their consideration that are on the agenda. Planner Spencer stated that tonight on the agenda we are going to look at updating the boundaries in the master plan to match our city property ownership as one part of the Landings property and the other part was to discuss the possibility of recommending or providing comments on rezoning the property to a residential zoning district designation. Ms. Kozma stated that by making that change that removes parkland status. Planner Spencer stated that we do not have a park zoning district so all of our public parks basically are in single family residential zoning districts. Ms. Kozma asked Planner Spencer if it is not changing the status of the park. Planner Spencer answered no.

Member Cassis asked Planner Spencer about the designated areas on our map as park. Planner Spencer answered yes. Member Cassis asked how would we designate this? Planner Spencer stated that most of it is already designated as parkland there are some areas around the fringe that are not they were an oversight many years ago. Planner Spencer stated that when they looked at the city as a whole on an 8 1/2 x 11 or 11x17 map you couldn't see the errors on the map. This process as it was



MASTER PLANNING & ZONING
City of Novi Planning Commission
January 6, 2010
Novi Civic Center – Conference Room A
45175 W. Ten Mile, Novi, MI 48375
248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Members Victor Cassis, Michael Meyer, Michael Lynch, Michael Lynch

Staff Support: Mark Spencer, Planner, Barbara McBeth, Deputy Director Community Development, Kristen Kolb, City Attorney

APPROVAL OF AGENDA AS AMENDED

Moved by Member Lynch, seconded by Member Cassis – **Motion passed 3-0**

VOICE VOTE ON AMENDED AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS

Audience Participation and Correspondence

Daniel DeFemer [MediLodge] is in the audience. Planner Spencer stated that we have that item on the agenda and asked Mr. DeFemer if he would like to discuss at that time. Mr. DeFemer stated that would be fine.

Staff Report

None

Matters for Discussion

Item 1

Master Plan for Land Use Review

- a) Recommended Master Plan Amendments Review and discuss Planning Staff recommendations and possibly approve with or without modifications, for inclusion in Master Plan Review and proposed Master Plan Amendments to be forwarded to the full Planning Commission.

Eleven Mile and Beck Roads Study Area

Planner Spencer stated the first component is Future Land Use designations. Staff is proposing to add suburban low rise from the previous discussion you will recall staff presented a definition for suburban low rise as designated “Suburban low rise uses including attached single family residential, multiple family residential, institutional and office uses when developed under a set of use and design guidelines to keep the residential character of the area and minimize the effect that the transitional uses would have on nearby single family residential properties.”

Planner Spencer presented staff’s proposed Goals, Objectives & Implementation Strategies recommendations to go along with this under the Land Use Category.

The first goal would be to “Provide for planned development areas that provide a transition between high intensity office industrial commercial use and one family residential uses.”

Objective would be to “Provide for form based low rise suburban development options to promote the development of key areas in the city from the key areas that can provide a transition from higher intensity office and retail uses to one family residential developments that include access, design and

February 26, 2010

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375



SUBJECT: Grand River and Beck Study Area – Revisions Proposed to Conceptual Road Layout

Dear Ms. McBeth:

As you know, Novi Mile, LLC has proposed a revised conceptual PRO to facilitate the construction of a USA 2 Go (Gas Mart) – Tim Horton's retail establishment on the east side of Beck north of Grand River. The development plan includes the upgrading and easterly extension of the private road abutting the site (to the existing concrete plant). The alignment of this road would generally comply with the latest concept plan considered by the Master Plan and Zoning Committee (see attached), and its width (east of a flaring near Beck) would be 36 ft (back-to-back), the City standard for a non-residential collector.

We have recommended to the Planning Commission that the Novi Mile plan be approved, subject (in part) to (1) any curves on this collector being sized to provide a 35-mph design speed (to accommodate a potential 30-mph speed limit), and (2) the curbs being vertical (or "straight-faced"), to allow the road's possible future striping into one through lane in each direction and a two-way left-turn lane.

To better accommodate later phases of development contemplated by Novi Mile, LLC, the conceptual PRO now under review proposes that the first north-south connection east of Beck between the east-west collector and Grand River be located somewhat further east than shown in the City's latest concept plan. As can be seen on our attached mark-up of the latter, the connection now proposed would generally connect the frontage of the existing concrete plant (backing up to I-96) to a point directly across Grand River from an existing industrial driveway.

We support the new connector location proposed, and recommend that this change be made to the Master Plan and Zoning Committee's conceptual road plan. Furthermore, to provide a more-than-minimum opposite-side driveway spacing between the northerly connection and a corresponding north-south connection south of Grand River, we recommend that the southerly connection be shifted west one lot line, as shown on the attached mark-up.

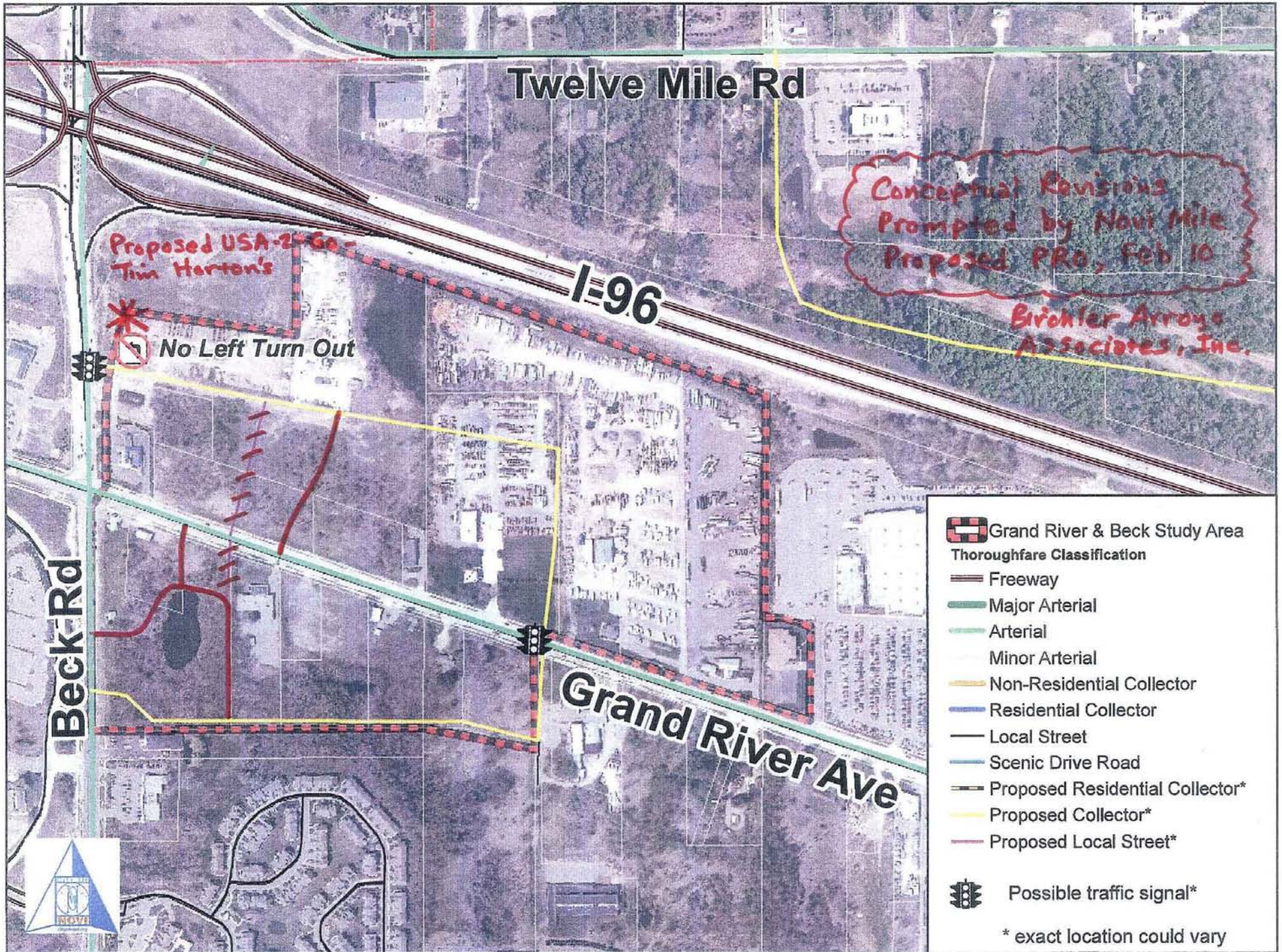
Feel free to contact us if there are any questions regarding the above discussion.

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.

Rodney L. Arroyo, AICP
Vice President

William A. Stimpson, P.E.
Director of Traffic Engineering

GRAND RIVER AVE. and BECK RD. STUDY AREA TRANSPORTATION PLAN



Twelve Mile Rd

Proposed USA-2+60-Tim Horton's

No Left Turn Out

Conceptual Revisions Prompted by Novi Mile Proposed PRO, Feb 10
Birchler Arroyo Associates, Inc.

I-96

Beck Rd

Grand River Ave

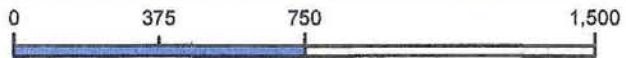
Grand River & Beck Study Area

Thoroughfare Classification

- Freeway
- Major Arterial
- Arterial
- Minor Arterial
- Non-Residential Collector
- Residential Collector
- Local Street
- Scenic Drive Road
- Proposed Residential Collector*
- Proposed Collector*
- Proposed Local Street*

Possible traffic signal*

* exact location could vary



MEMORANDUM



TO: MASTER PLAN AND ZONING COMMITTEE
FROM: MARK SPENCER, A/CP, PLANNER
SUBJECT: PROPOSED GRAND RIVER AND BECK ROAD FUTURE
LAND USE RECOMMENDATIONS AND TRAFFIC PLAN
CHANGES
DATE: MARCH 1, 2010

After further review of the previously proposed collector and local streets locations on the proposed Grand River Avenue and Beck Road Study Area Transportation Plan with one property owner adjacent to the proposed northern collector and local roads, the Community Development Department and the City's Traffic Consultant, Birchler Arroyo Associates, Inc., recommend modifying the location of the proposed northern local road to a location about 200 feet east of the last proposed location and to expand the area of the proposed Retail Service Overlay future land use designation from 12 to 14 acres, to align with the new location of the proposed local road.

The proposed Traffic Plan changes match the proposed road locations recommended for approval by the City's Traffic Consultant as part of rezoning petition 18.694. The applicant is now considering a PRO application at the suggestion of City Council. Included as part of the PRO application, the property owner proposes to build a portion of the proposed collector road to City of Novi three lane commercial collector road standards with the proposed gas station, convenience store and fast food drive through restaurant project (SP10-11) and build the local road connecting the proposed north collector road to Grand River Avenue with the future development of other adjacent parcels.

If the northern local road is moved to the east on the Transportation Plan, then the City's Traffic Consultant recommends moving the location of the proposed intersection of the southern local street and Grand River Avenue about 200 feet to the west so it will be half way between Beck Road and the intersection of the northern local road to provide ample opposite side driveway spacing.

See attached letter from Birchler Arroyo Associates, Inc. dated February 26, 2010 for additional information. See attached "Old" and "New" Grand River Avenue and Beck Road Study Area Recommended Future Land Use map and Transportation Plans for location comparisons.

C: Barbara McBeth, Deputy Director Community Development
Charles Boulard, Director Community Development

use standards that promote a residential character to the streetscape and provide increased economic value.”

Implementation Strategy “To create a planned suburban low rise form based zoning district that permits attached single family and low density multiple family residential, community service, human care, civic educational, public recreation and office facilities.” This new use district will provide a transition from higher intensity commercial office industrial areas to one family residential uses, specifically located where the natural environment provides defined borders to provide separation from one family residential areas. Detached one family residential uses would not be permitted in the district, the district would be designed to reduce traffic, environmental and visual impacts for providing higher intensity use and detached one family districts, while maintaining a residential character.”

Planner Spencer stated the Eleven Mile and Beck Roads land use designation goals, objectives and implementation strategies supporting reasons are to increase potential for developing because of a expanded basket of potential uses, which was discussed previously and committee was in agreement. Office, institutional, attached single family and multiple family residential uses to generate more tax revenue than the development of land with detached single family residential. Low rise office, attached single family & multiple family residential uses can act as a transitional use area between high intensity office industrial commercial uses and single family residential uses. Form based standards that prohibit retail or commercial looking uses could foster the maintenance of a residential character.

Planner Spencer [pointing on map] indicated that the committee have discussed previously the 5 sub-study areas. Sub-Study Area 1 is currently single family residential staff’s proposal is to change that designation to suburban low rise.

Sub-Study Area 2 - no change, keep as public park and open space.

Sub-Study Area 3 - utility area no change [gray area on map by ITC corridor]. Office to office commercial recommendation was to expand the office into three sets of office uses, Community Office, Office Commercial & Office Research Development & Technology. Mr. Spencer stated that the recommendation is consistent with the zoning of the properties. The Providence property is currently zoned OSC [office, service commercial] this proposed designation would be consistent. Mr. Lynch asked Mr. Spencer about the hatch mark area, which Mr. Spencer said is the area is proposed to go from single family residential to suburban low rise which includes the Bosco property.

Sub-Study Area 4 - will continue to be single family with no change.

Sub-Study Area 5 - educational facilities no change.

Planner Spencer stated the supporting reasons for these recommendations: Keeping the public park educational facility and utility use designations on the property so designated on the current Future Land Use Map is appropriate due to current ownership and current use of these properties and the compatibility of these properties with the neighboring properties.

Mr. Spencer stated the next reason is to design properly low rise, human care, educational, attached single family and multiple family residential uses can act as a transitional use area between high intensity office industrial for commercial uses and single family residential uses. Natural built environments include wetlands, schools, parks, electrical transmission line corridors separate the study area from existing single family residential development, and provide an adequate buffer between higher intensity uses and lower intensity single family uses. Planner Spencer indicated infrastructure is basically adequate with minor manageable utility road improvements, ultimately development may require increasing the city’s sewer plant capacity. Another reason Mr. Spencer stated is suburban low rise use areas that permit office, institutional, attached single family and multiple family residential uses would generate more tax revenue than the development of land with detached single family residential. Planner Spencer indicated that placing the southwest corner of Beck and Eleven Mile Roads in the suburban low rise use area is appropriate since the parcel is a small corner parcel that would

be difficult to develop as single family. Member Cassis asked about the infrastructure in that area. Committee went on to discuss infrastructure further. Member Lynch asked Member Cassis if he is saying we do not have the infrastructure to handle the increase in density? Member Cassis answered you never know if a development comes in to the Planning Commission at that time looking at that development says we need you to do this and do that and then the lawyer says that the infrastructure is basically adequate, then why do we need to do this? Member Lynch stated that maybe we need to reword it. Planner Spencer stated we can take the statement out and use engineering comments in the review.

Kristen Kolb, City Attorney commented that the plan is just a guide it's not an ordinance or requirement. Ms. Kolb said you could put a temper limitation on it {20 years from now} if there are changes. Committee went on to discuss the infrastructure statement further. Planner Spencer stated we will take out the word minor. Committee agreed.

Member Meyer asked if our goal right now is to edit this statement or what is our purpose. Planner Spencer stated the purpose is to come to a consensus on the planning aspects including the master plan. Mr. Spencer stated that as far as editing the statement he doesn't feel it needs to be done at tonight's meeting. Ms. Kolb agreed with Mr. Spencer. Planner Spencer also said he will be presenting a final document for the Committee's approval and recommendations before going to the Planning Commission.

Planner Spencer went on to discuss the staff's proposal for Residential Density Pattern Map changes. Sub-Study Area 1 from 4.8 to 7.3 dwelling units per acre. Sub-Study Area 2 [park area] as an underlined residential density from 0.8 to 3.3. Sub-Study Area 3 maintaining the utility area at 3.3 and the balance of the area that are suburban low rise at 7.3, but with no residential density map on the areas that would be office commercial. Member Meyer is concerned with regards to the citizens in the area if it will offend the people who live in this area and thought they were moving to the rural part of Novi. Planner Spencer stated there is some potential for that, that is why we had an Open House and a survey on line for public comments. Mr. Spencer stated he would like to have two public hearings on this before it is adopted, we have to have one by state's statue, and one at the Planning Commission before it goes to City Council for distribution. There will be more opportunities for public input as this moves forward. Committee continued to discuss the density in the Sub-Study Area 3. Sub-Study Area 4 from 1.65 to 3.3. Sub-Study Area 5 proposing to change the northern half of it recommended for 3.3 underlined residential density and keeping the residential density the same on the southern part of it, which has a lot of wetlands.

Planner Spencer stated the supporting reasons for this is: Increasing density and providing for a mix of uses are the principles supported by The American Planning Association, The Smart Growth Network and The Governor's Council and Physical Fitness. Increasing residential density could increase enrollment in the Novi Schools. Increase residential density could provide additional housing opportunities to more demographic groups including seniors & young families. Increasing residential density could increase tax revenue. Increasing residential density could generate additional retail, office and industrial floor space demand.

Planner Spencer stated the last component staff would like to present tonight on this study area before asking the committee for decisions on this is the MetiLodge Concept Plan. Committee asked staff to bring to the committee submitted concept plans and developments we have seen for each of the study areas. MetiLodge is the last one that was submitted. Planner Spencer stated the general idea of the use fits into what staff proposed for suburban low rise. The major component that MediLodge doesn't have is creative access that would keep the corridor more residential.

Chairman Meyer stated the idea for us as a committee is to listen and give feedback. Planner Spencer stated that this is not a rezoning proposal at this time. He stated the committee is welcome to give comments at this time. Planner Spencer also stated for the committee's consideration for tonight's agenda is to hear what is proposed and see if that effects how your decisions would be on the recommendations for this study area.

Daniel DeFemer [architect for MediLodge in audience] stated he brought with him tonight a copy of some of the documents presented for our preliminary review and then a preliminary revised set of plans based on the recommendations we got from Planning. Mr. DeFemer stated the first plan in the package is the site plan we started with and submitted for site plan review. The project is to have two entrances off of Eleven Mile Road the second entrance we have been asked to align this with the entrance for the proposed development across the street with the second plan we have align that entrance. One of the major concerns for us is the thought of connecting back to the ring road of Providence Hospital. That has a huge impact on our site we are doing a substantial amount of litigation and wetland and woodland mediation to be able to carve out about 7 1/2 acres of this 20 acre parcel to accomplish the footprint we need for the 120 facility we are proposing. To continue this drive through to connect to the ring road would be a drive that really wouldn't go through our parking lot, because that is not the level of drive you are looking for, so it would have to be another drive addition to that, that we think would have substantial impact on the wetlands and woodlands and is a financial burden that I am not interested in pursuing, if you could recommend that to be considered.

Member Cassis asked Mr. DeFemer if he is saying he's not interested in pursuing this. Mr. DeFemer stated it is better for our project to not have to go through that unless there are ways we can find participation to refine that roadway. Mr. DeFemer stated the plan is fairly simple with a number of wings with predominately private rooms, it is a facility that's intended to be a rehab facility for the most part, there will be long term care and considering a hospice component. Mr. DeFemer stated there will be 120 beds some of them private and some are doubles. As we move on with the project there were only be 100 beds because we will have only 100 licenses so the two bedroom room units right now will become suites. We were asked to develop some elevations of what we thought the building would be, it would take on a residential character it's all with masonry materials with the exception of some end units. One comment we received back from the committee was we would like to see it more residential when developed, he stated we don't have any difficulty with that comment. Mr. DeFemer stated that they have a concern about the ordinance as it was proposed and it is not the master planned portion, but the way the ordinance was to be written. In the ordinance for a 2 1/2 story right now is a maximum 35' height, the building we are proposing in some of the higher areas to the center of the pitch is proposed to be a 30' high building. He stated in the committee's review looking for a larger scale facility in this transition district we believe this building will have that kind of profile. We did this to illustrate that this is not just a typical one story. Member Cassis asked the percentage. Mr. DeFemer stated about half of it. He stated the entire facility will have a pitched roof. Mr. DeFemer stated that we were asked by traffic and fire wanted us to try to loop the back of the building and we have done that and we have revised our parking somewhat to accommodate that. It pushed us back into the wetland and woodland a little bit further, but it is a doable situation we believe to accommodate the ring road that was asked for and connect to the positions that you asked for across the street. He stated we are also going to need the help of the Planning Department to accommodate the size of this building, because of the length we have a greater length then is acceptable. Member Cassis asked about the parking. Mr. DeFemer stated we have more than adequate parking. He stated from experience that we usually need one parking space per bed to accommodate this facility for parking. He stated there will be extensive landscaping.

Member Meyer stated his thoughts on this while reading the material is the keyword "suburban low rise" so is this suburban low rise? Planner Spencer stated the architecture itself could be suburban low rise. He said one of the reasons he presented a minimum size to maximum to get more floor space per acre for these properties. Mr. Spencer stated he would have some objections to this as low rise. Committee went on to discuss further the wetlands [pond] in the area. Planner Spencer asked Mr. DeFemer if this was a detention pond facility. Mr. DeFemer stated a portion of it is detention, the center of it we need to get the volume, because we don't want to push further into the area a portion of it will be retention. The other residential characteristic Planner Spencer mentioned previously to the committee was having access to projects off an internal road system. Member Cassis stated he would like to keep it low rise to one story or 1 1/2. Member Meyer stated he can't imagine seeing a nursing home being two stories, because older people don't like going

up and down stairs. Committee went on to discuss further the MediLodge concept.

Member Lynch stated he is real familiar with MediLodge and he agrees with Mr. DeFemer about the single story especially in the wings with the older people with their walkers. Member Lynch stated the pond doesn't bother him too much because you will be putting in about 10ft. of buffer. As far as traffic you will not get a lot of traffic you probably will get very few people visiting. His one concern is the height he doesn't want this building to look out of place. Member Lynch also stated he doesn't see the need for a road to connect to Providence Hospital. Member Lynch stated overall this facility in this area makes a lot of sense, this is what he envisioned for this form based concept.

Chairman Meyer asked committee for anymore comments.

Planner Spencer wanted to make another suggestion to Mr. DeFemer about access [pointing on map] when you look at the size of this parcel as a whole, if a road connection is not provided to these properties the likelihood of having some kind of road system to these parcels start to diminish. Planner Spencer indicated that if these properties get rezoned to this district each one of these parcels they would want their own driveway system. Mr. Spencer also stated that there are some conservation easements so some ways to get behind these buildings connectively could make sense to keep the residential character.

Member Meyers stated that Member Lynch's point is well taken he stated this is Eleven Mile not Eight Mile Road to get to Providence Hospital it's not that far. Member Meyer said if the north part of this development is possibly going to be another development he wouldn't want to put a road through it and ruin the possibility for someone who would be providing more taxes for the city. Mr. DeFemer stated it is not the intention of this owner to develop the north portion. He also stated if a conservation easement would ease the committee's mind in that way they would consider it.

Planner Spencer asked the committee for a motion on the Eleven Mile and Beck Roads Study area.

Future Land Use definitions, Future Land Use Map and Residential Density Patterns map.

Member Lynch made a motion - The Master Plan and Zoning Committee recommends Including the following Planning Staff recommendations in the Master Plan Review and in the proposed Master Plan Amendments to be forwarded to the Planning Commission.

"Suburban Low-Rise" land use definition as presented;
Future Land Use map changes for the Eleven Mile and Beck Road Study Area as presented;
Residential Density Patterns map changes for the Eleven Mile and Beck Road Study Area as presented.

Motion seconded by Member Cassis: **motion passed 3-0**

Goals, Objectives and Implementation Strategies

Member Lynch made a motion - The Master Plan and Zoning Committee recommends including the Planning Staff's recommended **goals, objectives and implementation strategies supporting the proposed "Suburban Low-Rise" land use** as presented in the Master Plan Review and in the proposed Master Plan Amendments to be forwarded to the full Planning Commission.

Motion seconded by Member Cassis: **motion passed 3-0**

Town Center – Future Land Use Map

Planner Spencer stated that the city has received a rezoning petition to rezone property that is owned by the Town Center. Planner Spencer stated he has prepared a review on a recommended Future Land Use Map change. Mr. Spencer stated [pointing on map] that this piece of property he is recommending that this piece of property, because it is fully developed with the parking facility that supports the Town Center Development itself is logical to master plan that for Town Center commercial uses.

Item 2

Town Center Rezoning

Review and comment on rezoning petition to rezone two parcels adjacent to Town Center Drive from OSC to TC.

Planner Spencer asked for any comments or provide feedback to the applicant before making any decisions. Mr. Spencer stated staff is not making the same recommendation for that little sliver [pointing on map] in this case staff is recommending that the rezoning should still take place and could make sense, because on our future land use map it has a statement that “plans intended to show generalized land uses not intended to indicate precise size, shape or dimension on the map reflects future land use recommendations does not necessarily imply the short range zoning is appropriate.” Planner Spencer stated that currently it is Town Center Gateway, which has a different intent than Town Center itself it’s similar, but different. We can discuss with the applicant if they have any proposals or ideas of what they are going to use it for.

Committee went on to discuss further the rezoning of those two parcels adjacent to Town Center Drive.

Matt Quinn [in audience] stated he is here on behalf of the Town Center Investors. He stated that we concur with the Future Land Use map recommendation to make the parking lot in Town Center a master plan also, because it goes along with the rezoning request that is coming in. Mr. Quinn stated they are asking for a rezoning to make everything Town Center [pointing on map to the parcels he is talking about]. Mr. Spencer stated the parcel on the north half is zoned OSC and the southern parcel [opposite side] is OS-1. Mr. Quinn also stated they just want to unify the zoning for what the client owns and what it represents.

Member Cassis asked Mr. Quinn about 2.2 acres and what he thinks could fit in there. Mr. Quinn stated right now it is parking, but it could possibly have a 5, 000 sq. ft retail building of some type. Planner Spencer asked Mr. Quinn what the Town Center is envisioning doing with the 1 acre piece on the east side of Town Center south of Eleven Mile Road. Mr. Quinn answered nothing is planned. Committee went on to discuss further that 1 acre parcel.

Future Land Use Map

Member Lynch made a motion for The Master Plan and Zoning Committee recommends including the Planning Staff’s recommended **Future Land Use map** changes as presented for the parcel located at the southeast corner of Crescent Boulevard and Town Center Drive in the Master Plan Review and in the proposed Master Plan Amendments to be forwarded to the full Planning Commission. Seconded by Member Cassis – **motion passed 3-0**

Planner Spencer asked the applicants if there is anymore additional feedback they would like from the committee on this rezoning. Mr. Quinn stated the review letter pretty much says it all, the reasons for the rezoning request is to make everything Town Center. Planner Spencer stated no motion is required for the Town Center rezoning.

Green Novi

Goals, Objectives and Implementation Strategies

Planner Spencer stated with the request from the committee staff has put together some green language to add to our master plan.

Goal: Continue to promote and implement green building techniques, sustainable design best Management practices and energy conservation in the City of Novi.

Objective: Encourage energy efficient and environmentally sustainable development through the use of the standards established and published by the United States Green Building Council and the related standards provided by the Leadership in Energy and Environmental Design (LEED) Registered Project Checklist.

Implementation Strategy: Review and consider regulatory incentives to encourage environmentally friendly, energy conservation, the use of green technology or (LEED) certification as part of development or redevelopment projects.

Implementation Strategy: Establish ordinance provisions to reduce the number of required parking spaces when bicycle access and bicycle racks are provided and when the applicant can demonstrate, and provide facilities for access by other alternative methods of transportation, i.e. waling or mass transit.

Implementation Strategy: Review and develop ordinance provisions to permit the Installation of renewable energy systems for residential, industrial and commercial uses.

Objective: Educate residents and developers on the benefits of green building techniques, sustainable design best management practices and energy conservation strategies.

Implementation Strategy: Develop education material to promote the most desirable Green practices the City seeks in development and redevelopment projects.

Implementation Strategy: Develop educational materials to encourage reducing waste that end up in landfills, reuse, recycling and energy conservation practices. Materials could include the benefits of such practices and highlight recycling services available, energy conservation techniques and resources for including renewable energy sources in homes and businesses.

Objective: Strive to use sustainable design best management practices and utilize LEED certification criteria to the extent such criteria and certification are financially, physically and operationally feasible, thereby ensuring that these buildings will be energy efficient and environmentally sustainable when designing or remodeling City owned buildings and facilities.

Implementation Strategy: Maintain membership in the United States Green Building Council and other organizations to have continued access to the resources and information leveraged by these organizations.

Implementation Strategy: Review and consult the LEED checklist for each City-initiated project and ensure consultants are familiar with LEED certification criteria and sustainable design.

Implementation Strategy: Consider the addition of renewable energy generators to the City's current and future buildings.

Under current goal

Protect Novi's remaining woodlands and wetlands

Objective: Protect the City's water features.

Implementation Strategy: Continue to review and update storm water management standards and ordinances to reduce the impact of development on the hydrologic environment.

Implementation Strategy: Consider ordinance changes to reduce parking requirements and reduce impervious surfaces.

Planner Spencer stated his research was derived by the resolutions of the city, which City of Novi Council has already passed. Member Cassis asked Planner Spencer if he looked at other municipalities.

Planner Spencer stated he looked at some. Planner Spencer stated his supporting reasons that the proposed goals, objectives and implementation strategies are a natural extension of existing city policies.

Member Cassis stated that we are surrounded by other cities and municipalities should we inject a statement saying where possible we cooperate with other municipalities around us to advance and promote any green practices. Planner Spencer said he could add that to the statement "To add an additional Implementation Strategy under the "Objective Encourage energy efficient and environmentally sustainable development." Work with neighboring communities to encourage energy efficient and environmentally sustainable development.

Member Cassis mentioned about the school district and do they have programs to promote green building discussions and bringing up kids to think about these kinds of objectives in the future.

Planner Spencer stated he is not aware of any programs through the school district. He did state he knew of one project that involved students that were working on a lego project that involved some green ideas.

Green Novi

Member Lynch made a motion - The Master Plan and Zoning Committee recommends including the Planning Staff's recommended **goals, objectives and implementation strategies** as amended in the Master Plan Review and in the proposed Master Plan Amendments to be forwarded to the full Planning Commission. Seconded by Member Cassis.
Motion passed 3-0

Minutes

Moved by Member Lynch, seconded by Member Cassis

VOICE VOTE ON MINUTES APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:

A motion to approve the November 19, 2009 minutes. Motion carried 3-0

ADJOURN

Moved by Member Lynch seconded by Member Cassis:

VOICE VOTE ON ADJOURNMENT MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:

A motion to adjourn.

The meeting adjourned at 8:45 PM

Future Meetings

January 20, 2010
February 3, 2010
February 17, 2010

Transcribed by Bonnie S. Shrader
Customer Service Representative
February 4, 2010
Date Approved:

brought forward through City Council alerted us that there were some discrepancies with the boundaries. Planner Spencer stated that when we get to that agenda item he will be showing the commissioners where those edge differences are and making some recommendations on that to include those areas and expanding the area that is master planned as parks. Tom Schulz, City Attorney asked if we are talking about not removing parkland once you use the grant funds to fund the park? Ms. Kozma responded yes. She stated that the restriction is on any park. Member Lynch asked Ms. Kozma if her main concern is that we are taking parkland and rezoning it. Ms. Kozma stated yes and leaving it vulnerable with these other options to happen

Planner Spencer stated that the current zoning for the park property is B-3 general commercial so commercial activities could be placed on those properties and be in compliance with the zoning ordinance. He stated that staff thought presenting single family residential zoning district, which has a lot less possibilities of what it could be used for. Public parks are permitted use they are not subject to special conditions, they are permitted uses in our residential zoning district. Ms. Kozma asked Planner Spencer that right now there is no special designation for it as a park. Planner Spencer answered no not in the zoning ordinance. Member Lynch commented that it is zoned B-3 right now and we are using it as a park. Committee continued to discuss the B-3 zoning.

Staff Report

Planner Spencer stated no report tonight.

Matters for Discussion

Item 1

Master Plan for Land Use Review

- a) Recommended Master Plan Amendments Review and discuss staff recommendations and possibly approve with or without modifications, for inclusion in final review and or recommendations to the Planning Commission.

- 1) Special Planning Project Area 1 Study Area

- i. Future Land Use designations and Future Land Use Map
 - ii. Review rezoning submittal 18.690

Planner Spencer stated that he has given the committee some memos regarding this and he is going to touch on some of the high points of the material. Planner Spencer [pointing on map] said the outline red area is Special Project Area 1 staff is recommending the properties be master planned with the Community Office and Industrial Research Development Technology Future Land Use Designations. Staff is recommending these because they are compatible with neighboring uses.

Planner Spencer stated that earlier in the year the Committee reviewed a retail floor space demand forecast and found that there is a lack floor space demand meaning that we have a excess supply of land for retail floor space in the city. The forecast shows a surplus still in the year 2018 that was using a revised building forecast, which could be high by today's standards. Planner Spencer indicated that we have a high rate of vacancies in our commercial properties [around 10%].

Planner Spencer stated the Master Plan Objectives and Implementation Strategies statements support this and the two statements are "Support retail commercial uses along established transportation corners that are accessible to the community at large such as along Grand River Ave to decrease future traffic congestion." The other one is to "Limit commercial uses to locations current zoning or areas identified for commercial zoning in the Master Plan for Land Use."

Planner Spencer [pointing on map] identifying the areas we are talking about. Current master plan shows Light industrial, Office and the Special Planning Project Area 1. Staff's proposal would be to take that line that divides the Office and Industrial uses and extend it north where industrial use designation is on the east side of property and office designation on the west side of property.

Planner Spencer [pointing on map yellow area] is the area that the City received a petition for rezoning. Member Lynch asked Planner Spencer if it is zoned industrial and office. Planner Spencer answered yes. Planner Spencer stated the proposal is for a Kroger store and retail strip center, retail outlots [restaurants] and some offices. Mr. Spencer indicated the proposal would be about 123,000 sq. ft

for retail and 26,000 sq. ft. for office and finance. Planner Spencer stated that as far as utilities for this plan if it was to move forward would add more demand on utilities. Mr. Spencer stated that the city might have to buy additional sewer capacity. City has a contract to buy sewer capacity because we don't have our own processing plant and we are approaching the end of our contract for capacity. As the city has grown over the years the city has purchased additional capacity, this is some of the impact this proposal could have.

Member Lynch asked Planner Spencer if the city has to purchase or the taxpayers? Planner Spencer answered yes [taxpayers] he said it would probably be covered by the utility fund.

Planner Spencer stated that unless Ms. McBeth, Deputy Community Development Director, or Tom Schulz, City Attorney have anything else to add to the motion. Member Lynch asked Planner Spencer if this is the recommendation from staff. Planner Spencer answered yes. Committee went on to discuss the areas and the recommendations from staff.

Member Meyer asked where do you want us to go from here. Mr. Tom Schulz, City Attorney stated you have items 1 and 2 you have to do two things as the Master Plan & Zoning Committee. The first is to react to the proposal for office use industrial, the second thing you have to do is listen to the proposal from Mr. Weiss and his council on the same property ahead of the issue of the master plan in which, they are going to ask you to reject that [master plan] and also react to their proposed development of that hatched area and the frontage for commercial office. Mr. Schulz indicated it is up to the committee to decide how to do that, but it also seems you need to do the second one first.

Member Meyer asked if tonight we need to come up with a recommendation? Mr. Schulz answered yes. There is a recommendation on the master plan question what is it going to be designated. Then you will have to as a committee give your recommendations on the development to Mr. Weiss. Member Cassis stated that they still have the right to come before the Planning Commission. Committee, Mr. Schultz responded yes.

Member Meyer stated he just wanted to know what the process is and so the process is that it seems we should listen to Mr. Weiss and his council first then we should as the Master Plan & Zoning Committee to share with the staff what our thoughts are, and then we can come up with a recommendation or determination of where we think it should go. Then they could come before the Planning Commission or City Council. Committee agreed.

Item 2

Weiss Rezoning PRO

Mr. Matt Quinn asked the committee if they wanted to discuss the master plan or PRO first. Member Meyer said he hoped they would share their thoughts about the office on the west and industrial on the east.

Mr. Matt Quinn stated he wanted to remind the committee what they did back in March of this year when we were last in front of you to talk about the master plan, and at that time you made certain findings at Mr. Spencer's request concerning the request you were looking at. At that time you were to make the Ten Mile frontage Community Commercial on the master plan and we were looking at office on the Novi Road frontage, but your consensus motion said to leave and make this industrial so it fit in with the southern portion of the project. The reason Member Cassis said leave it light industrial is to keep the height down of the possibility of offices. Mr. Quinn stated the quote from that meeting was "the meeting attendees firmed up their designations one piece would be named light industrial one section would be named local commercial" that is what we talked about. Mr. Spencer asked the Committee to make some findings so the committee made findings: Number one the natural features provide a natural boundary for separate designations. Mr. Quinn said they agreed with that. Number two the light industrial designation is more effective then an office designation it works with the surrounding designations as developments will be low rise. Number three the committee determined that there was adequate roads existing to serve light industrial and commercial. Number four committee determined local commercial is acceptable along Ten Mile Road as the area needs

this service. Mr. Quinn stated that these are the committee's words and findings in March. Mr. Quinn said those were based on some of his comments. He stated that he said that in the 1999 master plan the frontage was deemed to be local commercial and at that time it was still commercial along Novi Road. The Novi Road corridor plan was done in 2001 that still was designated in there as commercial for the southeast quadron of this area. Mr. Quinn stated in the next two master plans those came through with special project areas. Mr. Quinn asked what was the special project areas based upon? He stated he remembers in 1999 getting the Planning Commission to vote that as local commercial frontage. He stated that special designation area was based on listing commercial, this being office or some commercial, the special project area wanted a coordinated development, but they didn't know at that time how it was going to be coordinated or how it was going to turn out and all of sudden SP1 went on it. And then the next time it was looked at we were back in front of the Planning Commission arguing the same thing because the Planning Commission couldn't make up their mind we weren't ready with the project yet and again SP1 went on again and it's been on there. Mr. Quinn stated that while it's been on there Mr. Weiss has come forward [4 years ago] with a similar type project and we went through the Planning Commission. Planning Commission didn't vote on it so we withdrew the project, because the city said wait till this intersection is improved and upgraded before you put commercial along this roadway, which we did. Planning Commission also said look at your development a little bit more, cut down on curb cuts so the new project has three curb cuts within a 1/3 of a mile as compared to eight curb cuts across the street. Also the city said to decrease the square footage of your commercial area which we did.

Mr. Quinn said as far as the master plan is concerned Mr. Weiss has been patiently waiting to come forward with this as a commercial development and with the other offices that will go through [medical offices etc]. Mr Weiss has already sold off [Mr. Quinn pointing on map] this piece which became a Credit Union and he's ready to move forward. For the master plan this project will move forward regardless, we will be at City Council with our PRO long before the master plan ever goes through it's approval process, but we would like to have this sub committee's recommendation as you did in March and hopefully we can get the Planning Commission's full recommendation that this area goes. The plan right now is to resubmit this plan in January, which would put us before the Planning Commission at the end of February or early March and be at the City Council within 30 days thereafter. Mr. Quinn stated that the master plan amendments will be 6 months out or even longer.

Mr. Quinn stated that as far as the master plan they agree with what the committee said the last time we obviously disagreed with staff. Mr. Quinn stated that not much has changed since the last time, there was a survey, public hearing [very limited input] the survey was very limited [it went city wide] the survey doesn't talk about the people who live around here. He stated he lives in the northeast part of the city and he said his wife can't wait for a Kroger store to be put there. Mr. Quinn stated that we only have 1 grocery store and a part of another grocery store in the City of Novi. He stated we need to give the people of Novi what they want. As far as the retail portion Mr. Quinn stated that Mr. Weiss will not build until he has tenants. He also stated when this does get built-out you will have a 15 to 20 million dollar project, which would be great for the city. Mr. Quinn asked the committee to just follow what they decided before.

Member Meyer asked Mr. Quinn to talk about the survey and the burden on the utilities, particularly sewage and drainage. Mr. Quinn stated drainage is not a problem [pointing on map] this is the drainage creek they are going to build retention basins, which will all go through the creek, which will require DEQ permits that are underway as we speak. As far as water supply that is not a problem as far as sewage there is a small overall deficiency for this quadrant of the city. Mr. Quinn stated that when someone comes in to buy that sewer tap that money is paid to the city and they use it on a first come first serve basis there is no such thing as reserving capacity for some future business in some location. Whoever comes in with an approved plan gets to use that sewer. Member Meyer asked if anyone had any questions. Member Lynch stated he remembered talking about this and remembers that we all agreed that this would be a good use of that land. Member Lynch asked Planner Spencer if staff surveyed the people in that area on where they buy their groceries. Planner Spencer stated that staff has not done a complete market survey of the residents on where they buy their groceries. Member Lynch stated that this is

what we kind of envisioned with the meeting that the applicant is referring to, a coordinated development. He stated he thought that the committee established the need for this type of service. Member Lynch stated he personally doesn't have a problem with this proposal he does understand both sides. Committee and audience went on to discuss the development further from the previous meeting in March.

Member Meyer stated to Mr. Quinn and Mr. Weiss that they are not going to wait for the master plan committee to finish our business which would take about six months so you are going to go with the PRO right? Mr. Quinn stated that yes we are ready to go.

Member Cassis stated that he is going with the recommendation of the planners and he said that he remembers differently then his colleague. Member Cassis said we as a committee talked about local commercial, but where he differs is to what extent are we going to allow local commercial. Member Cassis wants to compare Kroger to Busch's and he said if he was the owner of Busch's he would break his lease immediately, because having Kroger go in will kill Busch's for sure. He also stated what Mr. Quinn and Mr. Weiss are asking for is too much. Mr. Cassis also indicated to much commercial for a two lane highway [Ten Mile]. Member Cassis said to Mr. Weiss that he respects his argument but let us see improvement on Ten Mile Road and Novi Road, which we have but he said the improvement is nothing with all the traffic on Ten Mile Road. Mr. Cassis stated unless Mr. Weiss wants to widen Ten Mile Road along that stretch to make it three lanes. Mr. Weiss stated that there is a certain amount of widening that's required by the city and he said we have gone way beyond that. He also stated the reason this is being submitted as a PRO is because there are a lot of community benefits far beyond the requirements. Another comment he had was that in the city's own studies on how many food stores we should have when they looked at the area where Busch's is and our area and the surrounding areas a lot of people are shopping down at Eight Mile Road, a lot of them shopping somewhere else. Mr. Cassis said he is not opposing the Kroger store he is willing to go with some commercial, but not too that extent.

Member Meyer stated he has gone through the city recently and has seen more than 10% vacancy particularly at the Novi Town Center. He stated he's not sure we need more commercial retail at this point. Member Meyer stated he understands what Mr. Quinn said regarding what was said in March and particularly what was he said regarding Mr. Weiss not putting in retail unless he has tenants. Member Meyer stated his concerns are the restaurants and the impact on the utilities.

Member Meyer offered Mr. Quinn, Mr. Weiss and staff one more opportunity to defend office west industrial east as opposed to commercial light industrial.

Mr. Spencer said the biggest reason is because we have a surplus of properties available for commercial uses in the city. Committee and audience went on to discuss further industrial and commercial light industrial.

Member Lynch stated that the southwest quadrant is all residential the information you received from the people in the city is don't put commercial in the middle of residential. Member Lynch said that the reason in his opinion that Busch's and that whole strip center is not getting the business is because it is poorly maintained.

Member Cassis made a motion to recommend Master Plan staff recommendations seconded by Member Lynch. **Motion carried 2-1**

Item 3

Landings Park Property

- a) Master Plan Review – Review and discuss staff recommendations to reaffirm land use Designations as public park and open space for City owned property with or without Adjustments and revise underlying residential density.
- b) Zoning Map Amendment – Discuss rezoning from B-3 General Business to Single Family Residential

Planner Spencer stated that in the committee's packets there is a substantial amount of information from the studies. The questions we are asking tonight are much simpler they revolve around the master plan issues, which is the fact that the boundaries of the properties that are owned by the city currently do not match the boundaries that are outlined in the master plan. Majority of this property is already master planned for public park and open space. Planner Spencer [pointing on map] stated the hatch area is the area we are proposing to add to public park and open space. The adjacent areas are currently owned by the city and areas of right-of-ways where the roads are no longer there. Ms. McBeth asked Planner Spencer if previously these areas weren't designated on the master plan they were just white areas. Planner Spencer answered yes.

Member Lynch asked if the blue area is park? Planner Spencer responded by saying they are areas that are city property. Tom Schulz City Attorney stated that the blue area is mostly subdivision roads that were never developed or have been physically removed. Planner Spencer stated these are just an adjustment we are proposing, and staff would like the committee to recommend these adjustments. Mr. Lynch asked if this is just administrative. Planner Spencer answered yes.

Member Lynch made a motion to designate the hatched area as the park. Seconded by Member Cassis. **Motion carried 3-0**

Planner Spencer stated the next part staff is presenting tonight is the zoning issues. The current [pointing on map] zoning for the area is B-3 and R-4 surrounding it. Planner Spencer stated the outline green area is the area that is master planned for parks that is not in the R-4 district it is currently in the B-3 district. Most rezonings are presented to the Master Plan & Zoning Committee for comments. In this instance, your comments and staff recommendations would go to the Planning Commission suggesting they recommend rezoning these properties to R-4. Then all Landings Properties would be in the same R-4 zoning district.

Member Meyer wanted to ask if all the area is going to go yellow. Committee answered yes. He asked if that will impact in light of the residents concerns will that impact anything residential being put on that. Tom Schulz City Attorney stated that we retain ownership of everything up above that area. It will be on the plan if the Planning Commission goes along with your earlier recommendation it will be on the plan as parkland, which would make it difficult for us to develop it for single family residential.

Member Lynch motion is to confirm Planning staff's recommendation to the Planning Commission to rezone the Landings property to R-4 seconded by Member Cassis. **Motion carried 3-0**

Member Cassis motion is to recommend propose changes to add Public Park and Open Space to future land use map as proposed by staff seconded by Member Lynch. **Motion carried 3-0**

2010 Schedule

Planner Spencer stated the committee didn't want Thursdays so the proposed schedule changed it to Wednesdays. Meetings are scheduled the opposite Wednesdays of the Planning Commission meetings. The written dates are in the packet also. If the schedule is agreeable with the committee we will put that out. Mr. Spencer said that we may need to add additional meetings in the months that only have one meeting for the master plan review process. For the rest of the year scheduled meetings if there is no business to be brought before the committee those meetings will be dropped. Committee accepted the 2010 schedule.

MINUTES

Moved by Member Lynch, seconded by Member Cassis

VOICE VOTE ON MINUTES APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:

A motion to approve the November 5, 2009 minutes. Motion carried 3-0

ADJOURN

Moved by Member Lynch, seconded by Member Cassis:

VOICE VOTE ON ADJOURNMENT MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:

A motion to adjourn.

The meeting adjourned at 8:30 PM

Future Meetings

January 6, 2010
January 20, 2010
February 3, 2010
February 17, 2010