

cityofnovi.org

## CITY of NOVI CITY COUNCIL

Agenda Item B  
November 25, 2013

**SUBJECT:** Approval of the request of Etchen Gumma Limited for Socialite Bistro for Preliminary Site Plan and Section 9 façade waiver approval. The subject property is located in Section 15 at 44175 12 Mile Road in the RC, Regional Center District. The applicant is proposing to add awnings to an existing tenant space.

**SUBMITTING DEPARTMENT:** Community Development Department - Planning *WJA*

**CITY MANAGER APPROVAL:** *WJA*

**BACKGROUND INFORMATION:**

The applicant is proposing to occupy a vacant space and make slight modifications to the facade at 44175 12 Mile Road at the 12 Mile Crossing at Fountain Walk shopping center. Section 1703 of the Zoning Ordinance requires all projects in the Regional Center District on parcels over 4 acres to appear before the City Council for approval of all site plans and waivers after a recommendation from the Planning Commission.

The proposed façade alteration includes the addition of fabric awnings on the south façade as well as a seasonal enclosure around the outdoor seating area. A Section 9 façade waiver is required for the overage of fabric awning.

The City's façade consultant is recommending approval of the requested waiver as the proposed alteration "is consistent with the intent and purpose of the Façade Ordinance". For additional information, please see the attached review letter from the City's façade consultant.

The applicant has also proposed an outdoor seating area that can generally be reviewed and approved administratively by the staff per Section 2524 of the Zoning Ordinance. The applicant will be seeking a variance from the Zoning Board of Appeals to allow year-round outdoor seating. As part of that proposal, the applicant has proposed a clear enclosure with a black accent band along the bottom to be used in colder weather. This complies with the Façade Ordinance.

On October 9, 2013, the Planning Commission recommended approval of the requested Section 9 façade waiver. Draft minutes from the Planning Commission meeting are attached.

**RECOMMENDED ACTION:** Approval of the request of Etchen Gumma Limited for Socialite Bistro for Preliminary Site Plan and Section 9 façade waiver to allow an overage fabric awning on the basis that the proposed alteration represents an improvement in the existing façade that is compatible with the existing façade and with the adjacent buildings and is generally in keeping with the intent and purpose of Section 2520.

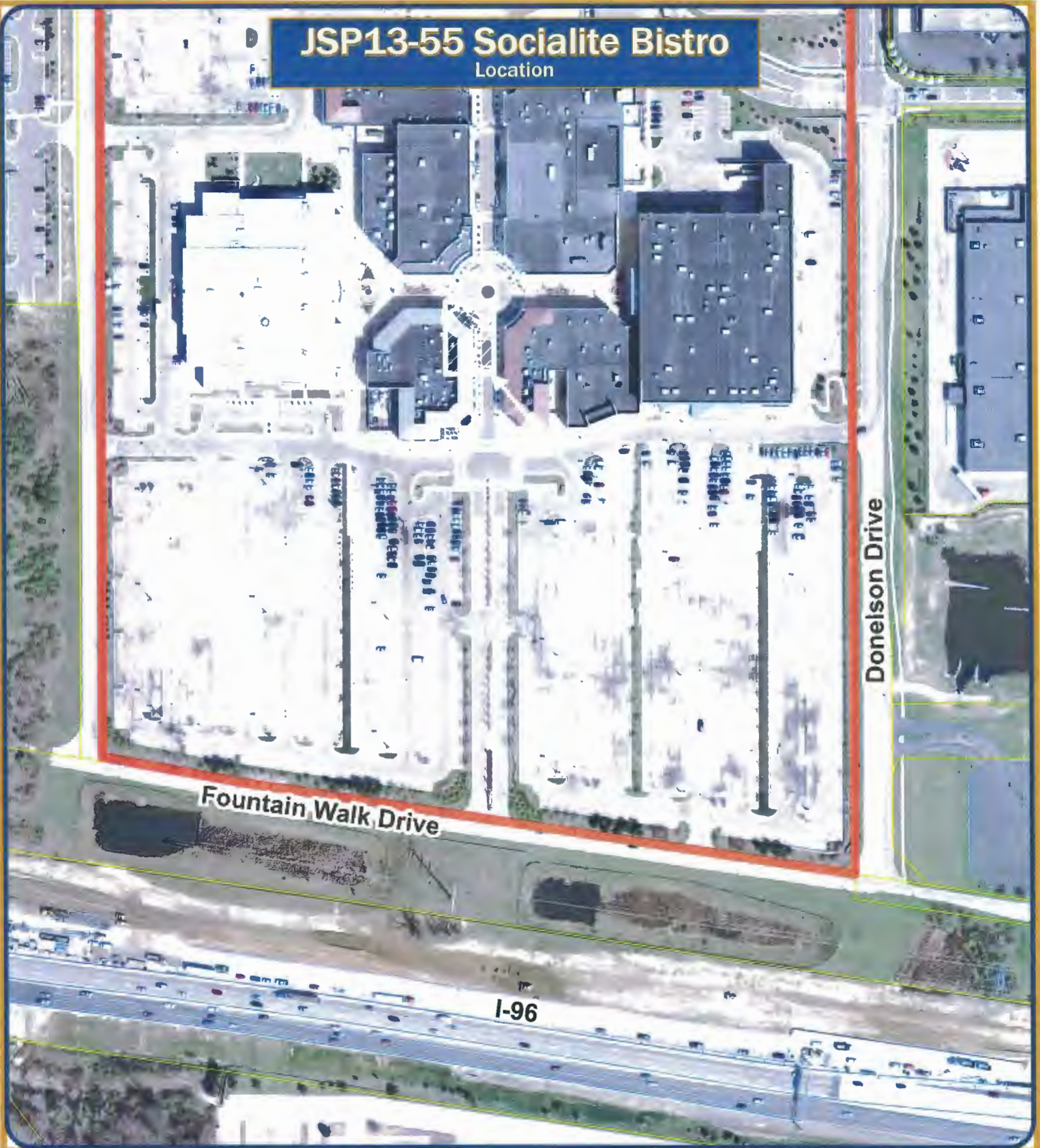
	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Fischer				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				


Maps  
Location  
Zoning

# JSP13-55 Socialite Bistro

Location



Map Author: Kristen Kapelanski  
Date: 11/05/13  
Project: Socialite Bistro JSP13-55  
Version #: 1.0

**Map Legend**  
 Subject Property



**City of Novi**

Planning Division  
Community Development  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

#### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

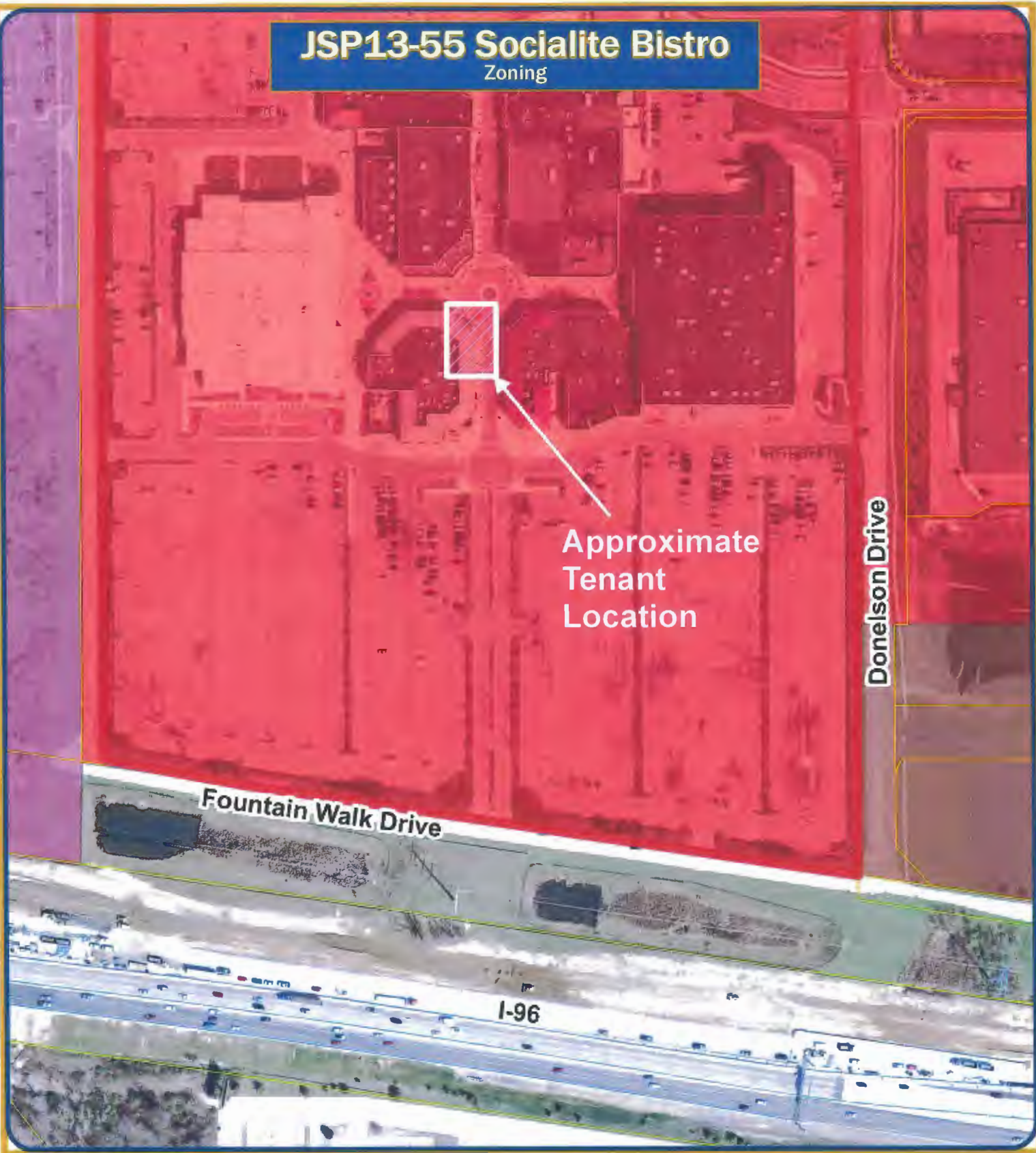
Feet  
0 40 80 160 240 320

1 inch = 211 feet



# JSP13-55 Socialite Bistro

## Zoning



Map Author: Kristen Kapelanski  
 Date: 11/05/13  
 Project: Socialite Bistro JSP13-55  
 Version #: 1.0

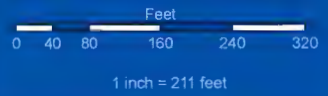
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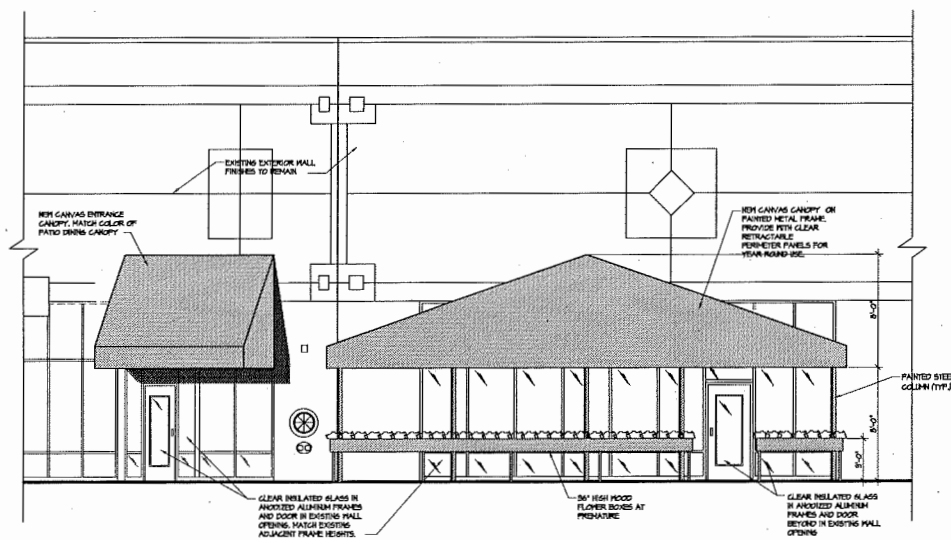
Map Legend	
	Subject Property
	C: Conference District
	I-1: Light Industrial District
	OST: Office Service Technology
	RC: Regional Center District



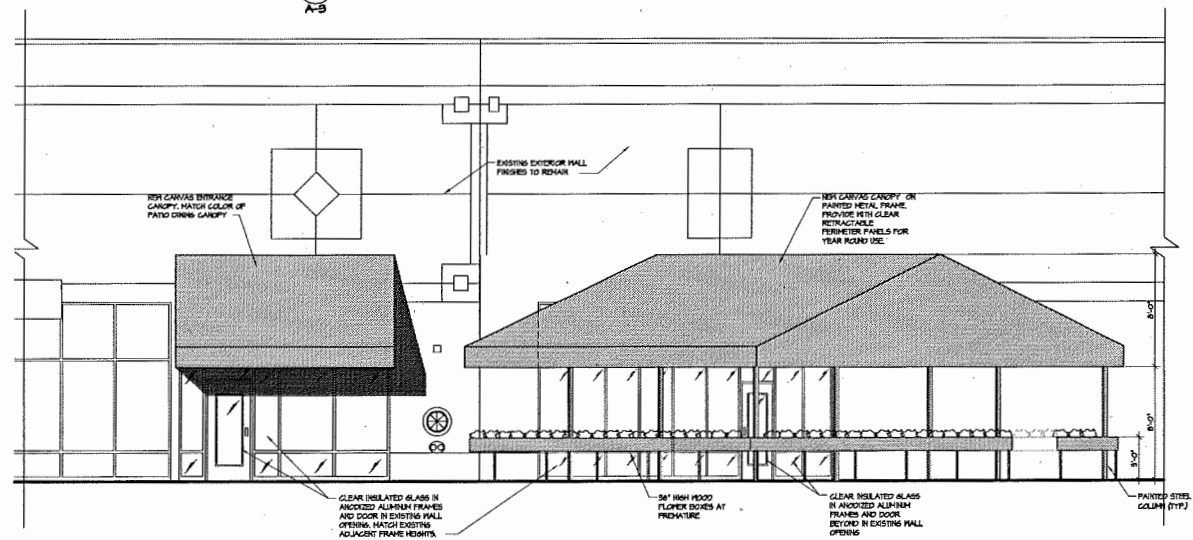
**City of Novi**  
 Planning Division  
 Community Development  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)



**Site Plan/Elevations**



16  
A-2  
A-B  
EXTERIOR ELEVATION FACING NORTHWEST  
SCALE 1/4" = 1'-0"



17  
A-2  
A-B  
EXTERIOR ELEVATION FACING NORTH  
SCALE 1/4" = 1'-0"

**ETCHEN GUMMA LIMITED**  
ARCHITECTS ENGINEERS BUILDERS  
www.etchengumma.com  
31000 Northwestern Hwy Suite L-100  
Farmington Hills, MI 48334  
(248) 865-5555 Fax (248) 865-5015

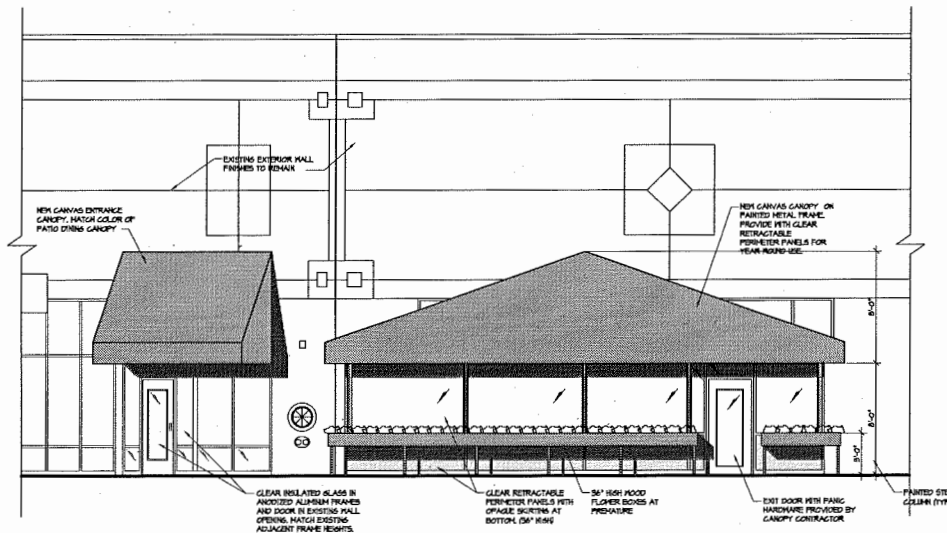
Project  
**Socialite  
Bistro**  
12 Mile Crossing  
at Fountain Walk  
44175 W. 12 Mile Road  
Novi, MI 48377  
**MATT PRENTICE**  
*A Culinary Experience*

Designed: E. A. Etchen, Architect  
Drawn: L. Alkranl  
Approved: E. A. Etchen, Architect  
Scale: AS NOTED

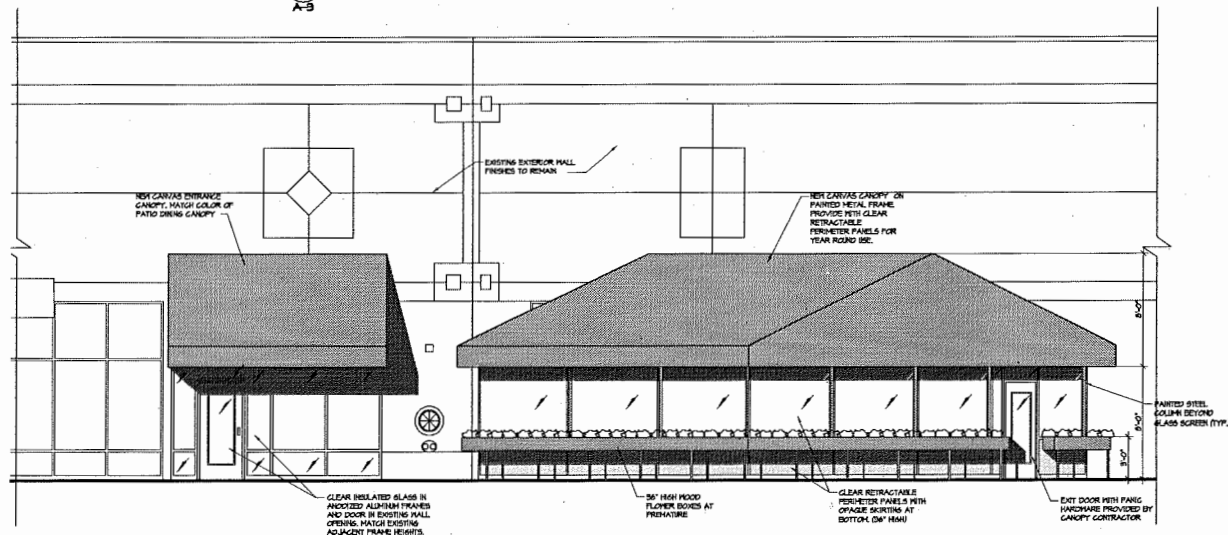
Notes  
This sheet includes details no. 16 thru 20  
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Do not scale drawings. Use given dimensions only. If not shown, verify correct dimensions with Etchen Gumma Limited. Conflicts shall prevail over metric dimensions and conditions of job site.

Issued  
Site Plan/  
Land Use Approval 10/09/15

Sheet Title  
and Number  
Exterior Elevations  
without Perimeter  
Panels Shown  
A-4



21  
A-3  
A-5  
EXTERIOR ELEVATION FACING NORTHWEST  
SCALE 1/4" = 1'-0"



22  
A-3  
A-5  
EXTERIOR ELEVATION FACING NORTH  
SCALE 1/4" = 1'-0"

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Project:  
**Socialite  
Bistro**  
12 Mile Crossing  
at Fountain Walk  
44175 W. 12 Mile Road  
Novi, MI 48377

**MATT PRENTICE**  
*A "Continuing Experience"*

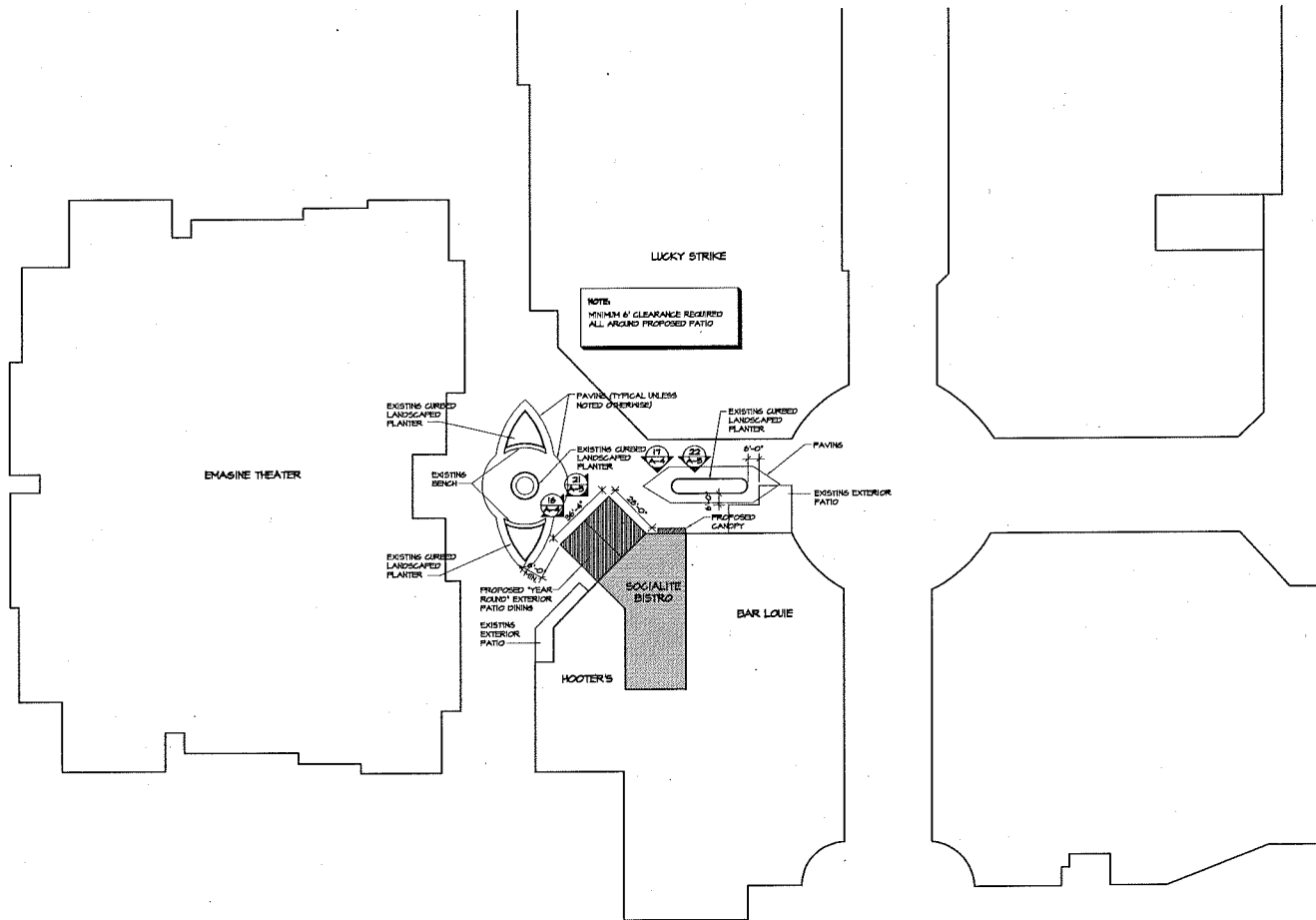
Designed: E. A. Etchen, Architect  
Drawn: L. Akrcan  
Approved: E. A. Etchen, Architect  
Scale: AS NOTED

**Notes**  
This sheet includes details  
no. 21 thru 25  
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Issued  
Site Plan/  
Land Use Approval 10/09/18

Sheet Title  
and Number  
**Exterior Elevations  
with Perimeter Panels**  
A-5





SITE PLAN  
SCALE: 1" = 80'-0"  
NORTH

**ETCHEN GUMMA LIMITED**  
ARCHITECTS ENGINEERS BUILDERS  
www.etchengumma.com  
31000 Northwestern Hwy, Suite L1-00  
Farmington Hills, MI 48334  
(248) 865-5555 Fax (248) 865-5015

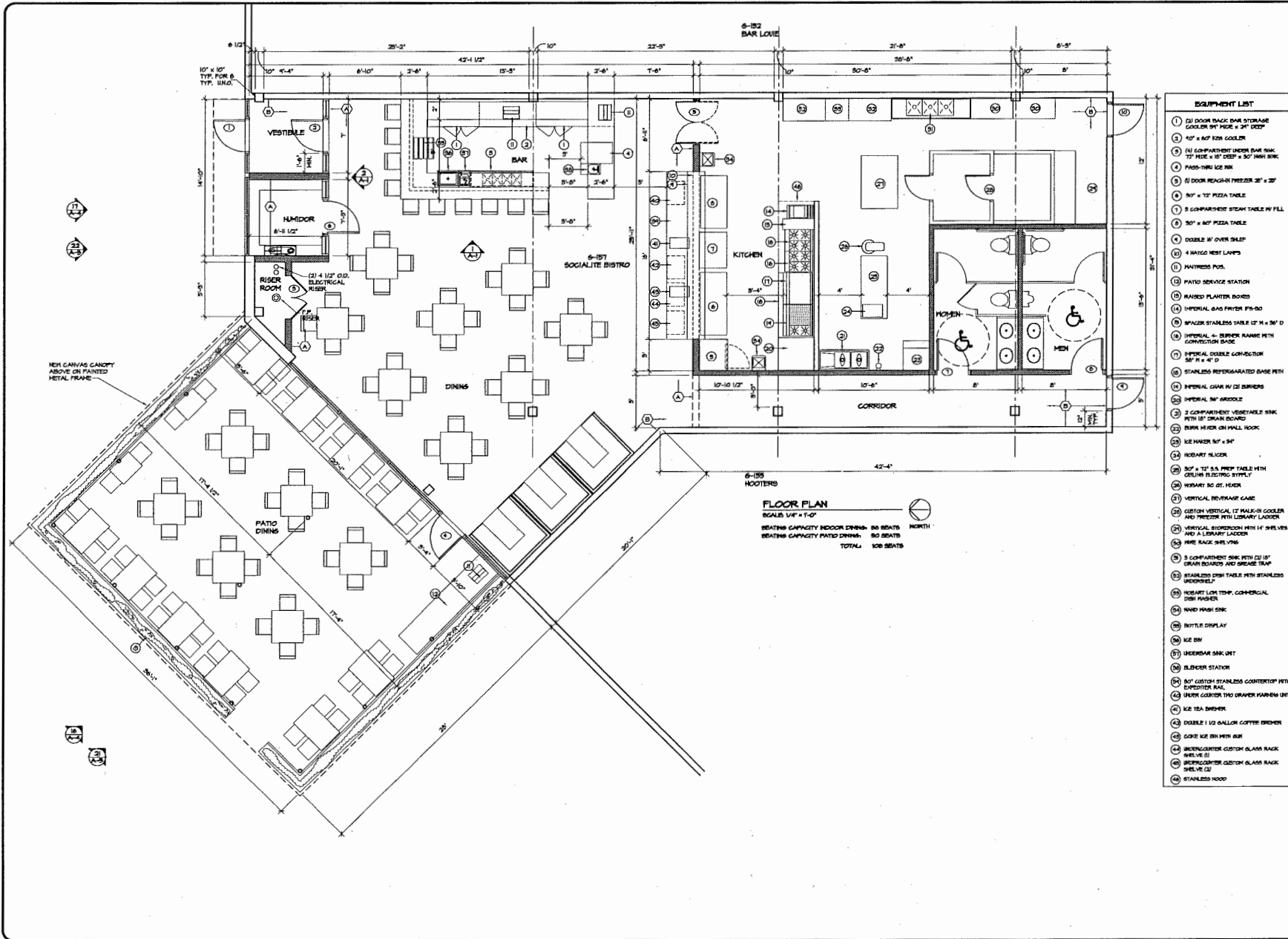
Project:  
**Socialite  
Bistro**  
12 Mile Crossing  
at Fountain Walk  
44175 W. 12 Mile Road  
Novi, MI 48377  
**MATT PRENTICE**  
*an Establisment  
Experience*

Designed E. A. Etchen, Architect  
Drawn L. Akraol  
Approved E. A. Etchen, Architect  
Scale AS NOTED

Notes  
This sheet includes details \_\_\_\_\_  
no. 6 Thru 10  
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Received  
Site Plan/  
Land Use Approval \_\_\_\_\_ 10/03/13

Sheet Title  
and Number  
**Partial  
Site Plan**  
A-2



**ETCHEN GUMMA LIMITED**  
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Project:  
**Socialite  
 Bistro**  
 12 Mile Crossing  
 at Fountain Walk  
 44175 W. 12 Mile Road  
 Novi, MI 48377

**MATT PRENTICE**  
*34 Culinary Experience*

Designed: E. A. Etchen, Architect  
 Drawn: L. Alcorn  
 Approved: E. A. Etchen, Architect  
 Scale: AS NOTED

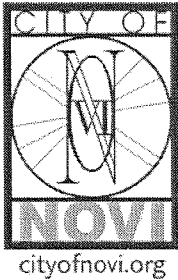
Notes  
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 Do not scale drawings. Use given dimensions only. If not shown, verify correct dimensions with Etchen Gumma Limited. Contractor shall check and verify all dimensions and conditions at job site.

Issued:  
 Site Plan/  
 Land Use Approval 10/03/15

Sheet Title  
 and Number  
**Floor Plan**  
 A-3

- EQUIPMENT LIST**
- (1) (3) DOOR RANGE BAR STORAGE COOLER 80" WIDE x 34" DEEP
  - (2) 40" x 40" ICE COOLER
  - (3) (4) COMPARTMENT UNDER BAR SINK 17" WIDE x 18" DEEP x 30" HIGH SINK
  - (4) PASS-THRU ICE BIN
  - (5) (1) DOOR REFRIG. FREEZER 28" x 30"
  - (6) 30" x 12" PIZZA TABLE
  - (7) 3 COMPARTMENT STEAM TABLE W/ FILL
  - (8) 30" x 40" PIZZA TABLE
  - (9) DOUBLE W/ OVER SINK
  - (10) 4 WINDO REST LAMPS
  - (11) PATRISSIER PUL
  - (12) PATIO SERVICE STATION
  - (13) RANDED PLANTER BOXES
  - (14) INTERNAL GAS FRYER PFS-50
  - (15) SPACER STAINLESS TABLE 12" H x 30" D
  - (16) INTERNAL L-BURNER RANGE WITH CONVECTION BASE
  - (17) INTERNAL DOUBLE CONVECTION 36" W x 48" D
  - (18) INTERNAL REFRIGERATED BASE WITH
  - (19) INTERNAL GAS W/ (2) BURNERS
  - (20) INTERNAL 80" ARCADE
  - (21) 3 COMPARTMENT VEGETABLE SINK WITH 18" DRAIN BOARD
  - (22) BURNER MIXER ON HALL HOOD
  - (23) ICE MAKER 80" x 50"
  - (24) HOBART SLICER
  - (25) 30" x 12" S.S. PREP TABLE WITH GERMIX ELECTRIC STUFFY
  - (26) HOBART 80 QT. MIXER
  - (27) VERTICAL BEVERAGE CASE
  - (28) CUSTOM VERTICAL 17" WALK-IN COOLER AND FREEZER WITH LIBRARY LADDERS
  - (29) VERTICAL REFRIG. WITH 14" SHELVES AND A LIBRARY LADDERS
  - (30) FINE MESH SIEVE PINE
  - (31) 3 COMPARTMENT SINK WITH 18" DRAIN BOARD AND BREAKAGE TRAY
  - (32) STAINLESS DISH TABLE WITH STAINLESS UNDERCUP
  - (33) HOBART LOW TOP, COMMERCIAL DISH WASHER
  - (34) HAND WASH SINK
  - (35) BOTTLE DISPLAY
  - (36) ICE BIN
  - (37) UNDERBAR SAK UNIT
  - (38) BLENDER STATION
  - (39) 80" CUSTOM STAINLESS COUNTERTOP WITH EXPANDED RAIL
  - (40) UNDER COUNTER 190 DRAWER PARKING UNIT
  - (41) ICE TEA BREWER
  - (42) DOUBLE 1/2 GALLON COFFEE BREWER
  - (43) CORE ICE BIN WITH BIN
  - (44) BLENDCOASTER CUSTOM ALARM RACK SHELVES (2)
  - (45) BLENDCOASTER CUSTOM ALARM RACK SHELVES (2)
  - (46) STAINLESS HOOD

## Planning Review



## PLAN REVIEW CENTER REPORT

November 1, 2013

### Planning Review

Socialite Bistro

JSP 13-55

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#### Petitioner

Etchen Gumma Limited

#### Review Type

Preliminary/Final Site Plan

#### Property Characteristics

- Site Location: 44175 W. 12 Mile Rd. Ste. G-157 (Section 15)
- Site Zoning: RC, Regional Center
- Site Use(s): Proposed restaurant at existing 12 Mile Crossing at Fountain Walk shopping center
  
- Outdoor Seating
- Area Size: Approx. 1,008 sq. ft.
- Plan Date: 10-03-13

#### Project Summary

The applicant is proposing to occupy a vacant space at 44175 12 Mile Road at the 12 Mile Crossing at Fountain Walk Shopping Center, south of 12 Mile Road and west of Novi Road. An outdoor seating area is also proposed. The applicant is proposing sixteen 4-top tables and two 2-top tables with seating for 68 diners. A gated enclosure is also proposed.

#### Recommendation

Approval of the Preliminary/Final Site Plan **is recommended** at this time. Following approval of the City Council after a recommendation from the Planning Commission, the applicant should address the comments indicated below and submit plans for Stamping Set approval.

#### Review Standards

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 25 (General Provisions), Section 2524 (Outdoor Restaurants), and any other applicable provisions of the Zoning Ordinance and Building Code. Please see the items listed below for information pertaining to requirements. Items to address on the plan set are highlighted in bold text.

#### Items to be Addressed

1. Outdoor seating is permitted between March 1<sup>st</sup> and November 30<sup>th</sup>. The plans indicate 'year-round exterior patio dining'. **The applicant should either add a note to the plan set indicating the permitted timeframe for outdoor seating and remove the reference to year-round dining or seek a variance from the Zoning Board of Appeals.**
2. **The following notes should be added:**
  - "Chairs and tables will be made of a quality durable material."
  - "The hours of operation of the outside dining area will be consistent with the hours of operation of the indoor dining area."
3. Facade Waiver: Per the facade review letter, a waiver is required for the overage of fabric awnings. Proposals in the RC District must receive the approval of the City Council



after a review and recommendation by the Planning Commission. This matter will be scheduled for an upcoming Planning Commission meeting.

Stamping Set Approval

Stamping sets are still required for this project. After having received all of the review letters from City staff and the approval of the required waiver from the City Council, the applicant should make the appropriate changes on the plans and submit **6 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval. Plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. If the applicant elects to seek a variance from the Zoning Board of Appeals to permit 'year-round exterior patio dining', Stamping Sets shall not be submitted until said variance is granted. If the variance is not approved, plans shall be revised accordingly.

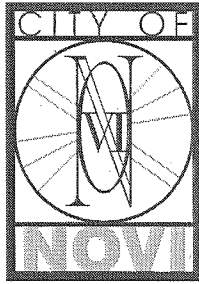
Special Inspection Requirement

Stamping Set approval gives the applicant the ability to set up their outdoor seating furniture on March 1<sup>st</sup> according to the arrangement in the approved site plan. Outdoor seating is permitted from March 1<sup>st</sup> until November 30<sup>th</sup>. The applicant will need to request a Special Inspection each year to confirm that the outdoor seating area conforms to the approved plan. Contact the Community Development Department at 248-347-0415 to request a Special Inspection.



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Planning Review by Kristen Kapelanski, AICP, Planner  
248-347-0586 or kkapelanski@cityofnovi.org



cityofnovi.org

# PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**November 13, 2013 7:00 PM**

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

## CALL TO ORDER

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

## ROLL CALL

**Present:** Member Anthony, Member Giacometti, Chair Pehrson, Member Zuchlewski

**Absent:** Member Baratta, Member Greco, Member Lynch

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Sara Roediger, Planner; Beth Kudla-Saarela, City Attorney; Dave Beschke, Landscape Architect; Adam Wayne, Staff Engineer.

## PLEDGE OF ALLEGIANCE

Member Giacometti led the meeting attendees in the recitation of the Pledge of Allegiance.

## APPROVAL OF AGENDA

Moved by Member Anthony, seconded by Member Zuchlewski:

## VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER ZUCHLEWSKI:

**Motion to approve the November 13, 2013 Planning Commission Agenda. Motion carried 4-0.**

## AUDIENCE PARTICIPATION

No one in the audience wished to speak.

## MATTERS FOR CONSIDERATION

### 1. SOCIALITE BISTRO, JSP13-55

Consideration of the request of Etchen Gumma Limited for a recommendation to Council for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 15 at 44175 12 Mile Road in the RC, Regional Center District. The applicant is proposing to add awnings to a tenant space.

Planner Kapelanski said the applicant is proposing to alter and occupy a vacant space at the existing 12 Mile Crossing at Fountain Walk. The space is interior to the site and outdoor seating is proposed along with the addition of fabric awnings. The property is zoned RC, Regional Center and is surrounded by RC zoning. The proposed façade modifications include the addition of black fabric awnings on the south façade of the existing building. The outdoor seating in this case can be approved administratively and the Planning Commission has only been asked to consider the proposed fabric awnings. A Section 9 waiver is required and recommended for the overage of fabric awnings as the proposal is consistent with other establishments in the center and with the intent of the façade ordinance.

Jeff Etouma, one of the owners of Socilite said he'd be happy to answer any questions you guys have.

Member Anthony asked if the staff looked at the materials of the awning and if they comfortable with the ability of it to withstand the weather.

Planner Kapelanski said our façade consultant has looked at the material sample the applicant has submitted. It's a black fabric material, pretty consistent with what we see for fabric awnings in the City.

So we're comfortable with that. Obviously if there's any type of disrepair or maintenance issue, we would address that at that time as well.

Member Zuchlewski asked if there was any lettering proposed on the awnings.

Planner Kapelanski said usually that would be handled through the sign permit. I'm not sure what sign permits have been submitted for this building, but the Planning Commission wouldn't typically review the signage. The applicant can may be able to speak to what signage has been proposed.

Mr. Etouma said he hadn't given that any thought.

Member Zuchlewski said in reference to the awning, I would think it would be submitted with flame spreads to the fire department.

Planner Kapelanski said yes, those sorts of issues are reviewed as part of the Building Division review for the building permit.

Member Giacopetti said in the project summary, there's a reference to year around outdoor dining. Would that imply that there will be plastic walls as of November 30<sup>th</sup>?

Planner Kapelanski said we haven't been told of any kind of plastic coverings. I spoke with the architect and he didn't indicate any additional accommodations for the winter months. Outdoor dining is permitted until November 30<sup>th</sup>, then the tenants are supposed to take all of their tables and chairs and store them away until March. In this case, the applicant is proposing the year around outdoor dining, that is something that will have to be addressed by the Zoning Board of Appeals.

Member Giacopetti asked if the applicant was considering plastic walls.

Mr. Etouma said we are considering walls but I don't believe they're plastic. If you guys have been out to Black Rock, we're basically mimicking what they're doing. We are proposing a year around outdoor dining area with an awning with glass that automatically retracts into the awning.

Member Giacopetti said that would need to go through City staff for approval.

Planner Kapelanski said if its glass, we'd want it identified on the plans, but it's not subject to the façade materials percentages in the chart. If it's the plastic material that we have seen on some other buildings, we would want to review that as well.

Mr. Etouma said it's basically the same thing that Black Rock did.

Member Giacopetti asked if Black Rock received City approval for their improvements.

Planner Kapelanski said we did review Black Rock. That was six months or so ago, so I can't remember exactly what material they were proposing but it would probably be appropriate for the architect to contact us if there's any materials that they're proposing that are not shown on this plan. If it's a material that is in compliance with the ordinance, we could approve that administratively. I might also add that in this case, this is a recommendation to the City Council, because this is in the RC, Regional Center District.

Moved by Member Anthony and seconded by Member Giacopetti:

**ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER ANTHONY AND**

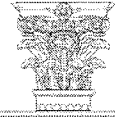
**SECONDED BY MEMBER GIACOPETTI:**

In the matter of Socialite Bistro, JSP13-55, motion to recommend approval of the Preliminary Site Plan and Section 9 façade waiver to allow an overage of fabric awnings on the basis that the proposed alteration:

1. Represents an improvement in the existing façade that is compatible with the existing façade and with adjacent buildings; and
2. Is generally in keeping with the intent and purpose of Section 2520. *Motion carried 4-0.*



## Façade Review



October 31, 2013

City of Novi Planning Department  
 45175 W. 10 Mile Rd.  
 Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Director of Community Development

Re: FACADE ORDINANCE – Final Site Plan Review  
**Socialite Bistro, PSP13-0163**  
 Façade Region: 1, Zoning District: RC, Building Size: <5,000 S.F.

Dear Ms. McBeth:

The following is the Façade Review for Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by Marygrove Awnings. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Schedule, if any, are highlighted in **bold**.

Façade Region	North West	North	South	East & West	Ordinance Maximum (Minimum)
Brick (existing)	<b>8%</b>	<b>9%</b>	Unaltered	Unaltered	100% (30% Min)
Standing Seam Metal (existing)	12%	12%	Unaltered	Unaltered	25%
EIFS (existing)	<b>62%</b>	<b>64%</b>	Unaltered	Unaltered	25%
Fabric Awnings (proposed)	<b>18%</b>	<b>15%</b>	Unaltered	Unaltered	10%

This application is considered a façade alteration as described in Section 2520.6 of the Ordinance. The proposed alteration consists of adding a Fabric Awnings to the south façade of the existing building. A sample of the proposed fabric was provided indicating that the awning will be black colored.

As shown above the percentages of EIFS exceeds the maximum percentage allowed and the percentage of Brick is below the minimum amount required by the Façade Ordinances. These are existing materials and therefore do not represent a violation. The proposed Fabric Awning exceeds the maximum amount allowed by the Façade Ordinance on the north and northwest facades. A Section 9 Waiver would be required for this overage of Fabric Awning.

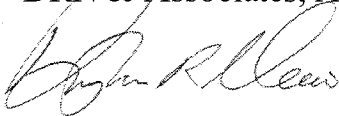
**Recommendation** – Two separate awnings are proposed; one will be used for outdoor seating, the other as an entrance canopy. This is consistent with other establishments in the Fountain Walk project and is consistent with the intent and purpose of the Façade Ordinance. A Section 9 Waiver is therefore recommended for the overage of Fabric Awning.

**Notes to the Applicant:** Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>

If you have any questions regarding this project please do not hesitate to call.

Sincerely,  
DRN & Associates, Architects PC



Douglas R. Necci, AIA

**Applicant Response Letter**





ETCHEN  
GUMMA  
LIMITED

01 November 2013

City of Novi  
Planning Department  
45175 W. Ten Mile Road  
Novi, Mi. 48375

Attention: Kristin Kapelanski, AICP  
Planner

Subject: Socialite Bistro JSP 13-55  
Response to 11/01/13 Plan Review Center Report and  
Response to 10/31/13 Façade Ordinance – Final Site Plan Review

Dear Kristen:

It is our intention to proceed to the Planning Commission and then to the City Council to obtain a waiver for the overage of fabric awnings.

It is also our intention to submit application to the Zoning Board of Appeals seeking a variance for "Year Round" dining for the outdoor seating area. Notes requested will be added to the drawings.

Should you have any questions or require additional information, please contact us immediately.

Thank you  
ETCHEN GUMMA LIMITED

Edward A. Etchen, RA  
principal

**ARCHITECTS • ENGINEERS • BUILDERS**

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