CITY COUNCIL AGENDA

CITY OF NOVI
Regular City Council Meeting
May 20, 2024 | 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Road
(248) 347-0460

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL – Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Smith, Staudt, Thomas

APPROVAL OF AGENDA

PUBLIC HEARINGS

PRESENTATIONS

REPORTS

1. Manager/Staff

2. Attorney

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

CONSENT AGENDA REMOVALS AND APPROVALS – All items listed under Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered at the end of the normal Agenda.

MATTERS FOR COUNCIL ACTION

1. Approval of Resolution to authorize Budget Amendment #2024-4

2. Consideration of approval to purchase three 2025 Ford Police Interceptor Explorer Hybrids from Lunghamer Ford of Owosso and the purchase of one 2024 Police Chevrolet Tahoe from Berger Chevrolet through the MiDeal Cooperative purchasing contract, in the total amount of $194,123.

3. Consideration of approval of final payment to Oakland County Water Resource Commissioner for the Novi Trunk Sewer project, in the amount of $280,000.

4. Approval of the final payment to Merlo Construction Company, Inc. for the 2020 Pathway Gaps and ADA Compliance Program, in the amount of $155,266.91, plus interest earned on retainage.

5. Consideration of approval to award the construction contract to Highway Maintenance and Construction Company, the sole bidder, for the 2024 Capital Preventative Maintenance program, in the amount of $735,600.01.

6. Consideration of approval of Change Order No. 3 to Ajax Paving Industries, Inc. for construction of a Beck Road Pavement Preservation Overlay, 9 Mile Road to 11 Mile Road, in the amount of $1,081,882.04.

7. Consideration of approval to award the construction contract to Mattioli Cement, the low bidder, for the 2024 and 2025 Concrete Neighborhood Roads Program in the amount of $2,565,696.80.

8. Consideration of approval to award the construction contract to Pro-Line Asphalt Paving Company, the low bidder, for the 2024 and 2025 Asphalt Neighborhood Roads Program in the amount of $3,241,334.

9. Approval of Zoning Ordinance Text Amendment 18.296 in order to establish the new City West zoning district. **SECOND READING**

10. Approval of Zoning Map Amendment 18.741 to rezone up to 250 acres of property located north and south of Grand River Avenue, east of Beck Road and west of Taft Road, to CW City West District. **SECOND READING**

11. Consideration of tentative approval of the request of Toll Brothers, LLC, for Elm Creek, JZ22-28 with Zoning Map Amendment 18.732, to rezone property on the west side of Meadowbrook Road, south of 12 Mile Road from Office Service Technology and Low-Rise Multiple Family to Low-Rise Multiple Family with a Planned Rezoning Overlay.

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION – Consent Agenda items which have been removed for discussion and/or action.

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

COMMITTEE REPORTS

1. Older Adult Needs Committee

MAYOR AND COUNCIL ISSUES

1. Appointments to Council Committees

COMMUNICATIONS

CONSENT AGENDA – Background information for Consent Agenda items is available for review at the City Clerk's Office.

A. Approve Minutes of:
May 6, 2024 - Regular Meeting

B. Approval to award engineering design services to AECOM for the design of Meadowbrook Road Storm Sewer Improvements, 9 Mile Rd to 10 Mile Rd, in the amount of $68,750.36.

C. Approval of a Resolution to close Ten Mile Road from the Civic Center to Taft Road, and Taft Road from 10 Mile to south of Grand River Ave (26233 Taft Rd) for the Festival of Chariots from 11:30AM to 1:30PM on Sunday, July 21, 2024.

D. Approval to apply for the Michigan Department of Labor and Economic Opportunity (LEO) Grant to purchase an additional set of turnout gear for full-time firefighters (30) with an estimated cost to the City of $6K-$8K.

E. Approve the recommendation from the Consultant Review Committee to amend the current contract with Rosati Schultz Joppich and Amtsbuechler to also include Prosecution Services until January 1, 2027.

F. Approval of claims and warrants – Warrant 1156

ADJOURNMENT

SCHEDULED MEETINGS – All Regular Council meetings are held in the Council Chambers unless otherwise noted. For a complete listing of scheduled meetings, please visit the Event Calendar at cityofnovi.org.

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk (248) 347-0456 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

CITY OF NOVI CITY COUNCIL
MAY 20, 2024

SUBJECT: Approval of Resolution to authorize Budget Amendment #2024-4

SUBMITTING DEPARTMENT: Finance

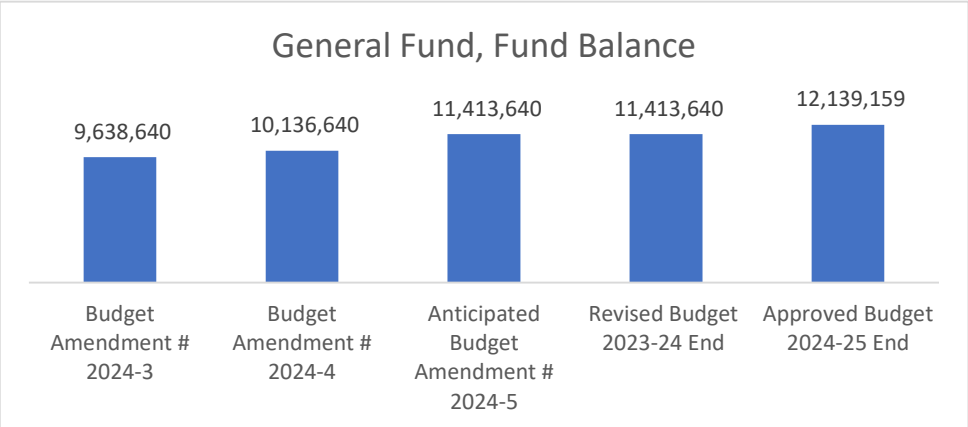
BACKGROUND INFORMATION:

The City's annual budget is adopted by the third Monday in May each year and is effective July 1st each year. The budget is adopted at a function level (vs. line item). In accordance with the State Budget Act, budget amendments are completed throughout the fiscal year to reflect the most current information available related to revenue and expenditure budgets. Budget amendments that have a positive or negative impact on fund balance or change the function total are prepared for Council approval. Amendments between line items within the same budget function (that do not have any impact on fund balance) are managed at the administration level. The amendments are based on actual and projected activity-to-date.
The third quarter budget amendment resolution and budget amendment details are attached. The following is a summary of the significant items proposed within this amendment:

GENERAL FUND

The following is a summary of the impact on fund balance for the proposed third-quarter budget amendment:

Beginning fund balance 6/30/23	$14,445,394
Amended budget through 3/31/24	($4,806,754)
Impact of proposed 3rd quarter amendment	$498,000
Projected ending fund balance 6/30/24	$10,136,640 (22%)



The proposed budget amendment reflects an increase to the General Fund fund balance of $498,000, with revenues increasing by $495,760 and expenditures decreasing by $2,240. The proposed amendment nets to zero except for the four items highlighted in blue in the attached detail. ***Heading to the final Budget Amendment in June, staff is confident that the remaining $1.277 million (or 26% of expenditures) anticipated to be added to fund balance will be realized through favorable revenue and expenditure variances***. The following are highlights of some of the significant items included in the proposed budget amendment:

Revenues:

- State Sources—An increase of $45,000 to reflect the State of Michigan Department of Treasury's current estimated distributions.
- State Sources—An increase of $27,000 reflects one-time State of Michigan training grants for police and fire.
- Property Taxes – Decrease of $50,000 for lower than anticipated penalties and interest for late payments.
- Fines and Forfeitures – Decrease of $76,000 as police ticket revenue
- Donations – Decrease of $19,700 for Winterfest donations falling short of budget estimate.
- Interest Income – Citywide, the City continued to see significant increases in realized and unrealized actual investment returns, resulting in an increase in investment income of $577,460.

Appropriations:

- City Manager (172) – Other services and charges – Decrease of $28,550 for training and entranceway grants less than anticipated.
- Clerk (215) - Personnel services and supplies – Increase of $37,750 for unfunded state election mandates, clerk midyear wage increase from council greater than budgeted and payout of PTO time for retired employee.
- Treasury (253) – Personnel Services – Increase of $16,000 for changes in staff annual insurance elections as well as an increase in temporary salaries due to coverage in the department when Treasury experienced a significant COVID-19 outbreak.
- Assessing (257) – Personnel Services – Decrease of $20,000 due vacancy savings from open assessor position.
- IS Park Maintenance (265.10) – Purchase of woodchipper was moved to Department of Public Works (441.30)
- Human Resources (270) – Personnel services – Increase of $7,400 for a final payout of PTO time for a staff member leaving employment. In addition, an increase of $23,000 in Other Services & Charges for recruitment services for all departments of the City.
- Police (301) – Personnel services – Increase of $30,000 for payout of leave time for retired employees. retirements and staff departures over budgeted amounts. In addition, the police department has experienced increased costs at the gun range for the new janitorial contract as well as increasing electrical

costs of $20,000. Prosecutor fees are also estimated to go over budget by $19,000 due to the number of cases the City has in the pipeline. Lastly, education and training need an additional $15,000 for the training of new employees. The City is receiving grant revenue to help offset the additional educational expense (see above). The vacancy savings from the police mechanic of $25,000 will be moved to DPW to offset their mechanics overtime costs while covering.

- Fire (336) – The Fire department continues to incur vehicle maintenance costs significantly over and above the original budget due to an aging fleet of fire trucks and requires a third amendment up of $50,000. Three new trucks are on backorder with estimated build times of 27-43 months. The fire department has continued its recruitment efforts for part-time staff with additional funding of $25,000 needed to cover these efforts. Conferences and uniforms also have proposed budget amendments totaling $9,500. Grant revenue will be used to help offset these costs.
- Community Development (371) – Personnel services – Increase of $60,000 related to change in employee elected insurance policies and incoming staff members receiving defined contribution versus retired staff being part of the defined benefit plan.
- Public Works (441's) – Personnel services and Allocated to other funds – Increase of $45,660 due to changes in employee elected insurance plans and final payout of PTO for employees who have left employment. A reduction in expense reimbursement of $100,000 from other funds. DPW charges the Major and Local Streets for time staff plows and maintains the roads. This year the City experienced a lite winter, therefore, less of DPW's time was spent on road related activities which lead to less of an allocation of charges out of the General Fund and less employee expense to the Major and Local Street funds.
- Community Relations and Economic Development (725 and 728) – Increase of $50,000 due to an increase in the cost of Engage put significantly over budget, as well as an additional $25,000 for cable production equipment needed for the new cable studio. An increase of $50,000 is also needed for severance payments paid to a former employee.
- Older Adult Services (757) – During the fiscal year 2023-2024 budget process, City Council suggested $250,000 as a placeholder for the creation of an Older Adult Services Department Director and staff. As the year progressed, it was determined that the positions would not be filled. The savings from these positions will fall to fiscal year 2023-2024 fund balance.
- Transfers to EDC (966) – In the current fiscal year, the EDC has no programs planned for the $50,000 annual levy; therefore, $25,000 of the budgeted transfer will be used to offset the costs of the Economic Development Department. The remaining $25,000 will be transferred to the Economic Development Department.

MAJOR, LOCAL, AND MUNICIPAL STREET FUNDS

The Major and Local Street funds have received slightly higher than anticipated State Act 51 revenue for the first nine months of the year and expect an additional $230,000 for the remainder of the year. Major Streets received funding from Oakland County for a cost participation for Bond Street construction of $127,457 and interest income continues to exceed expectations for the fiscal year in all three funds. Several projects within Major Street needed additional funding while Local Street Fund had projects that came in less than expected. Both the Major and Local Street Funds are budgeted to keep fund balance at exactly the minimum amount per council of 10% with any adjustments up or down running through the Municipal Street Fund which has a 44% fund balance as planned (the three-year budget has all three road funds at their 10% minimum fund balance by the end of fiscal 2027).

PARKS, RECREATION, AND CULTURAL SERVICES FUND

The budget amendment proposes a net $0 change to fund balance while maintaining the fund balance limit within levels set by City Council of 18%. Total revenue is predicted to increase by $102,385 a result of:

- Increase of $104,600 from a senior transportation grant from Oakland County
- $103,750 increase in programming revenues. Since COVID-19, Parks and Recreation has budgeted conservatively for revenues. Programs have rebounded over the last year since the pandemic.
- $66,935 increase in investment income.
- Decrease of $175,000 in General Fund Transfers In. The General Fund funds most capital outlay/improvements within the Parks Fund. The PEX senior transportation agreement negates the need for the purchase of two new transit vans in the Older Adult Services budget of $175,000, and therefore reduces the transfer in from the General Fund.

Total expenditures are proposed to increase by $102,385.

- $197,000 of increase in program expenditures due to increased participants to fund the various programs including, youth soccer, dance and theater programs, and older adult transportation, massage, and social activities (most offset by revenue above).
- $73,205 increase in capital outlay for the closing costs (boundary split, land survey, environmental fees, land swap management assistance fees, appraisal fee, and title insurance) of the Bosco field land swap with Novi Public Schools.
- As mentioned above, a $175,000 reduction in capital outlay for older adult senior transit vans.

FORFEITURE FUND

The forfeiture fund records all receipts and expenditures relating to federal, state, local and OWI forfeiture and legally restricted funds relating to narcotic trafficking, money laundering, state laws, and ordinances. The funds are difficult to predict as the federal government must process the funds based on cases and forfeited property. The City utilizes the available revenue to fund allowable police vehicles. A reduction in both revenues and expenditures of $150,000 is based on revenue collected to date and projections through the end of the year.

LIBRARY and LIBRARY CONTRIBUTION FUND

The library board has proposed the attached adjustments which are forwarded to the City to pass as presented.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

CDBG contracts extend over two years. One year of revenues and expenditures is typically budgeted annually. In the current year, funds from two program years have been utilized to assist Novi residents; therefore, revenues and expenditures have been increased by $30,000 to reflect the current expenditures and related reimbursements.

OPIOID SETTLEMENT FUND

The proposed budget amendment is for the annual payments of opioid settlement funds of $12,700. The fund was established to track the funds received from the nationwide settlement reached in July 2021 to resolve all Opioids litigation brought by states and local political subdivisions against several major pharmaceutical distributors.

CAPITAL IMPROVEMENT FUND

The Capital Improvement Fund has a proposed fund balance increase of $700,000. The increase relates to the following:

- The City received a $200,000 State of Michigan grant for the splash pad at Bosco Fields.
- $500,000 of savings in the elimination of the Field of Honors project

CAPITAL IMPROVEMENT FUNDS

The remaining Capital Improvement Funds: Gun Range Facility, Special Assessment Revolving Fund, and PEG Cable Fund, have proposed increases in interest income due to the favorable economic conditions during this fiscal year. In addition, the PEG Cable Fund estimated an increase in studio renovations of $50,000 for the final punch list items to complete the studio.

ICE ARENA FUND

The Ice Arena budget proposed a net $0 change to fund balance. Program revenue is projected to increase $205,000 in youth hockey rentals and learn to skate programs. In addition, the fund projects an increase of $45,000 in interest income, cell tower revenue and miscellaneous income. Fund expenditures are expected to increase by

$250,000 due to flooring and heating repairs as well as rises in staffing levels and costs with the increase in activity during the fiscal year.

SENIOR HOUSING FUND

The Senior Housing Fund proposed budget increases fund balance by $103,000. The fund received a $150,000 grant for part of the cost of the installation of pickleball courts on the property. The fund is increasing expenditures by $65,000 for emergency sidewalk repairs damaged during the winter months and increased building maintenance costs.

WATER AND SEWER FUND

Net position is expected to increase by $3,802,400. Revenues are projected to increase by $800,000 due to higher than anticipated interest and penalties, sewer service charges and IWC charges. In addition, due to positive economic conditions during the fiscal years, interest in investments is estimated to increase $450,000. Expenditures are proposed to decrease $3,002,400 related to the elimination of the Asbestos Water Main Replacement Project in fiscal year 2024 due to the Oakland County Water Resource Commission's interceptor project costs being increased substantially in fiscal year 2025.

SELF INSURANCE – HEALTH CARE FUND

The Self Insurance Fund tracks health insurance claims through a HAP administered plan. Individual funds are charged premium based insurance rates called "illustrative rates" and the surplus at the end of the year remains in this fund and used to offset future insurance costs. Fees charged to other funds based on employee's selection of HAP insurance coverage during open enrollment is expected to increase by $200,000. In addition, interest on investments is estimated to be $50,000 more than originally planned.

RETIREE HEALTH CARE BENEFITS FUND

The Retiree Health Care Benefits Fund interest on investments is estimated to end the year $200,000 more than originally expected. Insurance costs also have increased from the original budget by $150,000 given the number of employees who have retired and are part of the plan.

RECOMMENDED ACTION: Approval of resolution to authorize Budget Amendment #2024-4.

RESOLUTION

NOW, THEREFORE BE IT RESOLVED that the following Budget Amendment# 2024-4 is authorized:

		INCREASE (DECREASE)
GENERAL FUND		
REVENUES		
Property Tax Revenue	$	(50,000)
State Sources		72,000
Other Revenue		(8,000)
Fines and Forfeitures		(76,000)
Interest Income		577,460
Donations		(19,700)
TOTAL REVENUES	**$**	**495,760**
APPROPRIATIONS		
City Manager		
Other Services and Charges		(28,550)
City Clerk		
Personnel Services		16,750
Supplies		21,000
Treasury Department		
Personnel Services		16,000
Assessing Department		
Personnel Services		(20,000)
Integrated Solutions - FM: Parks Maintenance		
Capital Outlay		(77,000)
Human Resources		
Personnel Services		7,400
Other Services and Charges		23,000
Police Department		
Personnel Services		5,000
Supplies		20,000
Other Services and Charges		34,000
Fire Department		
Supplies		5,000
Other Services and Charges		79,500
Community Development - Building		
Personnel Services		60,000
Department of Public Works - Administration		
Personnel Services		15,000

	INCREASE (DECREASE)
Department of Public Works - Field Operations	
Personnel Services	5,660
Allocated to Other Funds	100,000
Department of Public Works - Fleet Asset	
Personnel Services	25,000
Capital Outlay	77,000
Community Relations - Admin	
Personnel Services	50,000
Other Services and Charges	42,000
Community Relations - Studio 6	
Other Services and Charges	25,000
Economic Development	
Personnel Services	(49,000)
Novi Youth Assistance	
Personnel Services	(6,000)
Older Adult Services	
Personnel Services	(250,000)
Transfers to Other Funds	
Transfers Out	(199,000)
TOTAL APPROPRIATIONS	**$ (2,240)**
Net Increase (Decrease) to Fund Balance	**$ 498,000**

Ending Fund Balance	**$10,136,640**
Fund Balance as a % of total annual expenditures	**22%**

	INCREASE (DECREASE)
MAJOR STREET FUND	
REVENUES	
State Sources	200,000
Interest Income	157,000
Other Revenue	127,457
TOTAL REVENUES	**$ 484,457**
APPROPRIATIONS	
Capital Outlay	254,902
Maintenance	129,555
TOTAL APPROPRIATIONS	**$ 384,457**
Net Increase (Decrease) to Fund Balance	**$ 100,000**
Ending Fund Balance	**$1,270,346**
Fund Balance as a % of total annual expenditures	**10%**
LOCAL STREET FUND	
REVENUES	
State Sources	30,000
Interest Income	30,638
Transfers In	(182,000)
TOTAL REVENUES	**$ (121,362)**
APPROPRIATIONS	
Maintenance	(111,362)
TOTAL APPROPRIATIONS	**$ (111,362)**
Net Increase (Decrease) to Fund Balance	**$ (10,000)**
Ending Fund Balance	**$745,169**
Fund Balance as a % of total annual expenditures	**10%**
MUNICIPAL STREET FUND	
REVENUES	
Licenses, Permits, and Charges for Services	29,360
Interest Income	151,340
Other Revenue	9,300
TOTAL REVENUES	**$ 190,000**
APPROPRIATIONS	
Transfers Out	(182,000)
TOTAL APPROPRIATIONS	**$ (182,000)**
Net Increase (Decrease) to Fund Balance	**$ 372,000**
Ending Fund Balance	**$3,587,165**
Fund Balance as a % of total annual expenditures	**44%**

		INCREASE (DECREASE)
PARKS, RECREATION, & CULTURAL SERVICES FUND		
REVENUES		
Program Revenue		103,750
Donations		1,100
Interest Income		66,935
Other revenue		104,600
Transfers In		(174,000)
TOTAL REVENUES		**$ 102,385**
APPROPRIATIONS		
752	Other Services and Charges	6,000
752	Capital Outlay	73,205
756	Program Expenditures	84,000
757	Personnel Services	13,000
757	Older Adult Program Expenditures	100,000
757	Capital Outlay	(173,820)
TOTAL APPROPRIATIONS		**$ 102,385**
Net Increase (Decrease) to Fund Balance		**$ -**
Ending Fund Balance		**$835,140**
Fund Balance as a % of total annual expenditures		**18%**
FORFEITURE FUND		
REVENUES		
Fines and Forfeitures		(150,000)
TOTAL REVENUES		**$ (150,000)**
APPROPRIATIONS		
Capital Outlay		(150,000)
TOTAL APPROPRIATIONS		**$ (150,000)**
Net Increase (Decrease) to Fund Balance		**$ -**

	INCREASE (DECREASE)
LIBRARY FUND	
REVENUES	
Property tax revenue	19,613
State sources	6,200
Fines and forfeitures	2,001
Interest Income	(13,080)
Other Revenue	(3,800)
Donations	12,000
TOTAL REVENUES	**$ 22,934**
APPROPRIATIONS	
Personnel Services	(86,075)
Supplies	(23,127)
Other Services and Charges	43,300
Transfer Out	35,238
TOTAL APPROPRIATIONS	**$ (30,664)**
Net Increase (Decrease) to Fund Balance	**$ 53,598**
LIBRARY CONTRIBUTION FUND	
REVENUES	
Donations	7,400
Transfers In	35,238
TOTAL REVENUES	**$ 42,638**
APPROPRIATIONS	
Supplies	16,300
Capital Outlay	(152,199)
TOTAL APPROPRIATIONS	**$ (135,899)**
Net Increase (Decrease) to Fund Balance	**$ 178,537**

	INCREASE (DECREASE)
COMMUNITY DEVELOPMENT BLOCK GRANT FUND	
REVENUES	
Federal Grants	30,000
TOTAL REVENUES	**$ 30,000**
APPROPRIATIONS	
Other Services and Charges	30,000
TOTAL APPROPRIATIONS	**$ 30,000**
Net Increase (Decrease) to Fund Balance	**$ -**
OPIOID SETTLEMENT FUND	
REVENUES	
Other Revenue	12,700
TOTAL REVENUES	**$ 12,700**
Net Increase (Decrease) to Fund Balance	**$ (12,700)**
2008 LIBRARY CONSTRUCTION DEBT FUND	
REVENUES	
State Sources	425
Interest Income	2,100
TOTAL REVENUES	**$ 2,525**
APPROPRIATIONS	
Debt Service	500
TOTAL APPROPRIATIONS	**$ 500**
Net Increase (Decrease) to Fund Balance	**$ 2,025**
CAPITAL IMPROVEMENT PROGRAM (CIP) FUND	
REVENUES	
State Sources	200,000
Interest Income	21,069
TOTAL REVENUES	**$ 221,069**
APPROPRIATIONS	
Debt Service	25,000
Capital Outlay	(503,931)
TOTAL APPROPRIATIONS	**$ (478,931)**
Net Increase (Decrease) to Fund Balance	**$ 700,000**

	INCREASE (DECREASE)
GUN RANGE FACILITY FUND	
REVENUES	
Interest Income	4,200
Licenses, Permits, and Charges for Services	34,400
TOTAL REVENUES	**$ 38,600**
Net Increase (Decrease) to Fund Balance	**$ 38,600**
SPECIAL ASSESSMENT REVOLVING FUND	
REVENUES	
Interest Income	44,000
TOTAL REVENUES	**$ 44,000**
Net Increase (Decrease) to Fund Balance	**$ 44,000**
PEG CABLE CAPITAL FUND	
REVENUES	
Interest Income	16,000
TOTAL REVENUES	**$ 16,000**
APPROPRIATIONS	
Capital Outlay	50,000
TOTAL APPROPRIATIONS	**$ 50,000**
Net Increase (Decrease) to Fund Balance	**$ (34,000)**
DRAIN PERPETUAL MAINTENANCE FUND	
REVENUES	
Interest Income	145,000
TOTAL REVENUES	**$ 145,000**
Net Increase (Decrease) to Fund Balance	**$ 145,000**

	INCREASE (DECREASE)
ICE ARENA FUND	
REVENUES	
Program Revenue	205,000
Interest Income	16,000
Other Revenue	29,000
TOTAL REVENUES	**$ 250,000**
APPROPRIATIONS	
Other Services and Charges	243,000
Supplies	7,000
TOTAL APPROPRIATIONS	**$ 250,000**
Net Increase (Decrease) to Fund Balance	**$ -**
SENIOR HOUSING FUND	
REVENUES	
Other Revenue	1,000
Interest Income	20,000
Federal Grants	150,000
Operating Revenue	(3,000)
TOTAL REVENUES	**$ 168,000**
APPROPRIATIONS	
Other Services and charges	65,000
TOTAL APPROPRIATIONS	**$ 65,000**
Net Increase (Decrease) to Fund Balance	**$ 103,000**
WATER & SEWER FUND	
REVENUES	
Operating Revenue	275,000
Interest Income	500,000
Other Revenue	25,000
TOTAL REVENUES	**$ 800,000**
APPROPRIATIONS	
Other Services and Charges	425,000
Capital Outlay	(3,427,400)
TOTAL APPROPRIATIONS	**$ (3,002,400)**
Net Increase (Decrease) to Fund Balance	**$ 3,802,400**
SELF INSURANCE - HEALTH CARE FUND	
REVENUES	
Interest Income	50,000
Licenses, permits, and charges for services	200,000
TOTAL REVENUES	**$ 250,000**
Net Increase (Decrease) to Fund Balance	**$ 250,000**

	INCREASE (DECREASE)
RETIREE HEALTH CARE BENEFITS FUND	
REVENUES	
Interest Income	200,000
TOTAL REVENUES	**$ 200,000**
APPROPRIATIONS	
Personnel Services	150,000
TOTAL APPROPRIATIONS	**$ 150,000**
Net Increase (Decrease) to Fund Balance	**$ 50,000**

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi at a regular meeting held on May 20, 2024

Cortney Hanson
City Clerk

Budget Amendment# 2024-4 - May 20, 2024

GL #	Project/Item Description	Budget Category	Amount
General Fund 101			
Revenues			
101-000.00-445.000	Property tax penalty and interest	Property Taxes	$ (50,000)
101-000.00-543.000	State grants - Fire	State sources	15,000
101-000.00-543.200	Police training grant	State sources	12,000
101-000.00-573.000	State grants - Local Comm Stabilization	State sources	8,000
101-000.00-574.000	State revenue sharing	State sources	37,000
101-000.00-655.000	Court fees and fines	Fines and forfeitures	(76,000)
101-000.00-665.000	Interest in investments	Interest income	257,460
101-000.00-665.700	Interest on Trust & Agency Fund	Interest income	320,000
101-000.00-674.295	Winter Fest - Donations/Sponsorships	Donations	(19,700)
101-000.00-675.350	State of the City	Other Revenue	(8,000)
			$ 495,760
Expenditures			
101-172.00-816.017	Executive Coaching	Other services and charges	$ (8,550)
101-172.00-816.000	Entryway Signage Grant Program	Other services and charges	(20,000)
101-215.00-704.000	Permanent salaries	Personnel Services	8,250
101-215.00-704.250	Final pay	Personnel Services	8,500
101-215.00-729.000	Election Supplies	Supplies	21,000
101-253.00-705.000	Temporary salaries	Personnel Services	6,000
101-253.00-716.000	Insurance	Personnel Services	10,000
101-257.00-704.000	Permanent salaries	Personnel Services	(20,000)
101-265.10-982.031	Wood Chipper	Capital Outlay	(77,000)
101-270.00-704.250	Final Pay	Personnel Services	7,400
101-270.00-882.101	Recruitment	Other Services & Charges	23,000
101-301.00-704.250	Final Payout	Personnel Services	30,000
101-301.00-704.000	Permanent Salaries	Personnel Services	(25,000)
101-301.00-740.302	Gun Range Operating Expenses	Supplies	20,000
101-301.00-806.000	Legal - Prosecutor Fees	Other Services & Charges	19,000
101-301.00-957.007	Education & Training	Other Services & Charges	15,000
101-336.00-935.000	Vehicle Maintenance	Other Services & Charges	50,000
101-336.00-882.300	Fire Department - Recruitment	Other Services & Charges	25,000
101-336.00-956.000	Conferences and workshops	Other Services & Charges	4,500
101-336.00-741.000	Supplies - Uniforms	Supplies	5,000
101-371.00-716.000	Insurance	Personnel Services	50,000
101-371.00-718.200	Pension - DC	Personnel Services	10,000
101-441.00-716.000	Insurance	Personnel Services	15,000
101-441.20-704.250	Final Payout	Personnel Services	5,660
101-441.20-969.100	Allocated to other funds	Personnel Services	100,000
101-441.30.982.031	Wood Chipper	Capital Outlay	77,000
101-441.30-706.000	Overtime	Personnel Services	25,000
101-725.00-704.000	Permanent salaries	Personnel Services	50,000
101-725.00-888.500	Community newsletter (Engage)	Other Services & Charges	50,000
101-725.00-881.350	State of the City	Other Services & Charges	(8,000)
101-725.10-880.100	Cable production	Other Services & Charges	25,000
101-728.00-704.000	Permanent salaries	Personnel Services	(49,000)
101-773.00-704.000	Permanent salaries	Personnel Services	(6,000)
101-757.00-704.000	Permanent salaries	Personnel Services	(250,000)
101-966.00-995.208	Transfer to Parks & Recreation	Transfers to Other Funds	(174,000)
101-966.00-995.244	Transfer to EDC	Transfers to Other Funds	(25,000)
			$ (2,240)
		Net Increase (decrease) to fund balance	**$ 498,000**

Ending Fund Balance	**$10,136,640**
Fund Balance as a % of total annual expenditures	**22%**

Major Street Fund 202			
Revenues			
202-000.00-546.000	Gas and weight tax	State sources	$ 200,000
202-000.00-581.000	Contributions from local unit	Other revenue	127,457
202-000.00-665.000	Interest on investments	Interest income	157,000
			$ 484,457
Expenditures			
202-449.20-866.030	Routine Maint - Pavement Striping	Maintenance	$ 129,555
202-449.20-975.232	Beck Road Rehab (10 Mile to 11 Mile Rds)	Capital outlay	125,000
202-449.20-976.219	13 Mile Rd Rehab	Capital outlay	129,902
			$ 384,457
		Net Increase (decrease) to fund balance	**$ 100,000**

Ending Fund Balance	**$1,270,346**
Fund Balance as a % of total annual expenditures	**10%**

GL #	Project/Item Description	Budget Category	Amount
Local Street Fund 203			
Revenues			
203-000.00-546.000	Gas and weight tax	State sources	$ 30,000
203-000.00-665.000	Interest in investments	Interest income	30,638
203-000.00-699.204	Transfer from Municipal Street Fund	Transfers out	(182,000)
			$ (121,362)
Expenditures			
203-449.30-975.230	ENG077 12 Mile Rd Recon(Medina-Cty Lmts)	Maintenance	$ (10,375)
203-449.30-975.272	Drakes Bay Drive Reconstruction	Maintenance	(71,291)
203-451.00-868.000	Winter maintenance - Materials	Maintenance	(16,696)
203-451.00-868.100	Winter Maint - Contractual Snow Removal	Maintenance	(13,000)
			$ (111,362)
		Net Increase (decrease) to fund balance	**$ (10,000)**
	Ending Fund Balance	**$745,169**	
	Fund Balance as a % of total annual expenditures	**10%**	
Municipal Street Fund 204			
Revenues			
204-000.00-678.000	Truckline Maintenance Revenue	Other revenue	$ 9,300
204-000.00-665.000	Interest in investments	Interest income	151,340
204-000.00-491.000	Sidewalk Contribution in Lieu	Licenses, permits and charges for service	29,360
			$ 190,000
Expenditures			
204-000.00-995.203	Transfer to Local Street Fund	Transfers out	$ (182,000)
			$ (182,000)
		Net Increase (decrease) to fund balance	**$ 372,000**
	Ending Fund Balance	**$3,587,165**	
	Fund Balance as a % of total annual expenditures	**44%**	
Parks, Recreation, and Cultural Services Fund 208			
Revenues			
208-000.00-581.006	Oakland County - Transportation Grant	Other revenue	$ 104,600
208-000.00-653.010	Youth Soccer League	Program revenue	30,000
208-000.00-653.642	Dance Programs	Program revenue	29,000
208-000.00-653.643	Theatre Programs	Program revenue	25,000
208-000.00-653.555	Older Adults - Travel Program	Older adult program revenue	9,500
208-000.00-653.564	Older Adults - Massage	Older adult program revenue	10,250
208-000.00-665.000	Interest in investments	Interest income	46,935
208-000.00-669.500	Unrealized gain(loss on investments)	Interest income	20,000
208-000.00-674.249	Commemorative program donations	Donations	1,100
208-000.00-699.101	Transfer From General Fund	Transfers In	(174,000)
			$ 102,385
Expenditures			
208-752.00-8002.100	Bank Service Charge	Other services and charges	$ 6,000
208-752.00-971.000	Bosco Land Swap	Capital outlay	73,205
208-756.00-960.010	Youth Soccer League	Program expenditures	30,000
208-756.00-960.642	Dance Programs	Program expenditures	29,000
208-756.0-960.643	Theatre Programs	Program expenditures	25,000
208-757.00-716.000	Insurance	Personnel services	13,000
208-757.00-960.557	Older Adults - Transportation	Older Ault Program Expenditures	85,000
208-757.00-960.564	Older Adults - Massage	Older Ault Program Expenditures	8,000
208-757.00-960.566	Older Adults - Social	Older Ault Program Expenditures	7,000
208-757.00-983.045	LDV016 Transit Van 139 - PRCS-OAS	Capital outlay	(86,910)
208-757.00-983.073	LDV016 Transit Van 125 - PRCS-OAS	Capital outlay	(86,910)
			$ 102,385
		Net Increase (decrease) to fund balance	**$ -**
	Ending Fund Balance	**$835,140**	
	Fund Balance as a % of total annual expenditures	**18%**	

GL #	Project/Item Description	Budget Category	Amount
	Forfeiture Fund 262		
Revenues			
262-000.00-655.500	DEA federal forfeiture funds	Fines and forfeitures	$ (150,000)
			$ (150,000)
Expenditures			
262-302.00-983.000	Vehicles-federal forfeitures	Capital outlay	$ (150,000)
			$ (150,000)
		Net Increase (decrease) to fund balance	**$ -**
	Library Fund 271		
Revenues			
271-000.00-402.000	Property Tax Revenue - Current Levy	Property Tax Revenue	$ 11,524
271-000.00-404.003	Property Tax Revenue - Brownfield Cap B1	Property Tax Revenue	(376)
271-000.00-404.006	Property Tax Revenue - Brownfield Cap B2	Property Tax Revenue	15,299
271-000.00-404.007	Property Tax Revenue-Brownfld Cap B3 17	Property Tax Revenue	(15,264)
271-000.00-404.008	Property Tax Revenue - CIA Cap C1 2018	Property Tax Revenue	945
271-000.00-404.009	Property Tax Revenue-Brownfld Cap B4 21	Property Tax Revenue	(351)
271-000.00-404.010	Property Tax Revenue-Brownfld Cap B4X 21	Property Tax Revenue	(94)
271-000.00-412.000	Property Tax Revenue - C/Y Del PPT	Property Tax Revenue	5,000
271-000.00-414.000	Property Tax Revenue - Tax Tribunal Accr	Property Tax Revenue	1,000
271-000.00-415.000	Property Tax Revenue - County Chargeback	Property Tax Revenue	1,930
271-000.00-573.000	State Grants - Local Comm Stabilization	State Sources	6,200
271-000.00-658.000	State penal fines	Fines and Forfeitures	1
271-000.00-659.000	Library book fees	Fines and Forfeitures	2,000
271-000.00-665.000	Interest in investments	Interest Income	(12,447)
271-000.00-669.500	Unrealized gain (loss) on investments	Interest Income	(633)
271-000.00-674.289	Adult programs	Donations	5,500
271-000.00-674.290	Library fund raising revenue	Other Revenue	(4,000)
271-000.00-674.400	Gifts and donations	Donations	6,500
271-000.00-675.000	Miscellaneous income	Other Revenue	3,500
271-000.00-675.006	Car Charging Revenue	Other Revenue	100
271-000.00-675.100	Copier	Other Revenue	(200)
271-000.00-675.300	Meeting room	Other Revenue	2,500
271-000.00-675.404	Novi Township Assessment	Other Revenue	300
271-000.00-675.650	Library Cafe	Other Revenue	(6,000)
			$ 22,934
Expenditures			
271-000.00-704.000	Permanent salaries	Personnel Services	$ (55,000)
271-000.00-704.210	Vacation Payout	Personnel Services	(2,462)
271-000.00-705.000	Temporary salaries	Personnel Services	(3,600)
271-000.00-715.000	Social security	Personnel Services	(22,000)
271-000.00-716.000	Insurance	Personnel Services	(19,000)
271-000.00-716.200	HSA - employer contribution	Personnel Services	(5,100)
271-000.00-716.999	Insurance - Employee Reimbursement	Personnel Services	3,615
271-000.00-717.000	Workers compensation	Personnel Services	(200)
271-000.00-718.000	Pension - DB Normal Cost	Personnel Services	205
271-000.00-718.010	Pension - DB Unfunded Accrued Lia	Personnel Services	(233)
271-000.00-718.200	Pension - defined contribution	Personnel Services	17,700
271-000.00-726.400	Supplies - Cash over/short	Supplies	(27)
271-000.00-727.000	Office supplies	Supplies	(2,000)
271-000.00-728.000	Postage	Supplies	2,200
271-000.00-734.000	Computer supplies, software & licensing	Supplies	(15,000)
271-000.00-740.000	Operating supplies	Supplies	2,000
271-000.00-742.010	Library Books - Lending	Supplies	(2,000)
271-000.00-742.100	Library Books - Fines	Supplies	(500)
271-000.00-743.000	Library periodicals	Supplies	(1,000)
271-000.00-744.000	Audio visual materials	Supplies	(10,300)
271-000.00-745.200	Electronic media	Supplies	10,000
271-000.00-745.300	Electronic resources (CD rom materials)	Supplies	(6,500)
271-000.00-801.925	Public information (cable, etc)	Other Services & Charges	(850)
271-000.00-802.000	Data processing	Other Services & Charges	450
271-000.00-802.100	Bank Service Charges	Other Services & Charges	2,000
271-000.00-806.000	Legal fees	Other Services & Charges	5,500
271-000.00-816.000	Professional services	Other Services & Charges	5,000
271-000.00-851.000	Telephone	Other Services & Charges	7,000
271-000.00-862.000	Mileage	Other Services & Charges	500
271-000.00-880.000	Community promotion	Other Services & Charges	5,000
271-000.00-880.271	Adult programs	Other Services & Charges	500
271-000.00-922.000	Electricity	Other Services & Charges	7,500
271-000.00-923.000	Water and sewer	Other Services & Charges	1,000
271-000.00-935.000	Vehicle maintenance	Other Services & Charges	(300)
271-000.00-936.300	Grounds maintenance	Other Services & Charges	5,000
271-000.00-942.000	Office equipment lease	Other Services & Charges	4,200
271-000.00-942.002	Copier Property Tax	Other Services & Charges	800
271-000.00-995.272	Transfer to Library Contribution Fund	Transfers Out	35,238
			$ (30,664)
		Net Increase (decrease) to fund balance	**$ 53,598**

GL #	Project/Item Description	Budget Category	Amount
Library Contribution Fund 272			
Revenues			
272-000.00-674.036	Diversity, Equity, & Inclusion	Donations	$ (500)
272-000.00-674.046	Makerspace Renovation Revenue	Donations	2,000
272-000.00-674.229	Raising a Reader in Novi Sponsors	Donations	(1,000)
272-000.00-674.230	Collections/Materials Revenue	Donations	6,000
272-000.00-674.231	Buildings/Ground/Furniture Revenue	Donations	(650)
272-000.00-674.232	Programming Revenue	Donations	1,400
272-000.00-674.233	Technology Library Revenue	Donations	(450)
272-000.00-674.234	Undesignated Misc Donations	Donations	(400)
272-000.00-674.235	Marketing Sponsorships	Donations	1,000
272-000.00-699.271	Transfer from Library Fund	Transfers In	35,238
			$ 42,638
Expenditures			
272-000.00-742.036	Diversity, Equity, & Inclusion	Supplies	$ (1,000)
272-000.00-742.046	Makerspace iCube	Supplies	4,500
272-000.00-742.230	Collections/Materials Expense	Supplies	6,000
272-000.00-742.232	Programming Expense	Supplies	6,500
272-000.00-742.234	Undesignated Misc	Supplies	(200)
272-000.00-742.236	Staff Recognition	Supplies	500
272-000.00-976.044	Auto Lending Library	Capital Outlay	(2,500)
272-000.00-976.046	Makerspace (iCube)	Capital Outlay	3,700
272-000.00-976.140	Automated Return System	Capital Outlay	(115,800)
272-000.00-976.143	Wi-Fi Upgrade	Capital Outlay	2,563
272-000.00-976.144	Server & Camera Upgrade	Capital Outlay	(40,162)
			$ (135,899)
		Net Increase (decrease) to fund balance	**$ 178,537**
Community Development Block Grant (CDBG) 274			
Revenues			
274-000.00-522.100	HCD Programs reimbursement	Federal grants	$ 30,000
			$ 30,000
274-694.00-837.000	HCD	Other charges and services	$ 30,000
			$ 30,000
		Net Increase (decrease) to fund balance	**$ -**
Opioid Settlement Fund (284)			
Revenues			
284-000.00-685.000	Opioid settlement revenue	Other revenue	$ 12,700
			$ 12,700
		Net Increase (decrease) to fund balance	**$ 12,700**
Library Construction Fund (371)			
Revenues			
371-000.00-573.000	State Grants - Local Community Stab.	State sources	$ 425
371-000.00-665.000	Interest in investments	Interest income	2,100
			$ 2,525
Expenditures			
371-000.00-994.000	Interest expense	Debt service	$ 500
			$ 500
		Net Increase (decrease) to fund balance	**$ 2,025**
Capital Improvement Program 401			
Revenues			
401-000.00-540.350	State Grants	State sources	$ 200,000
401-000.00-665.000	Interest in investments	Interest income	21,069
			-
			$ 221,069
Expenditures			
401-000.00-994.000	Interest Expense	Debt service	25,000
401-265.10-976.202	Field of Honors	Capital outlay	(500,000)
401-752.00-977.038	ENG084 PedTunnel Replace -LakeShore Prk	Capital outlay	$ (68,531)
401-901.00-971.000	Land Acquisitions	Capital outlay	64,600
			$ (478,931)
		Net Increase (decrease) to fund balance	**$ 700,000**

GL #	Project/Item Description	Budget Category	Amount
Gun Range Facility Fund 409			
Revenues			
409-000.00-665.000	Interest in investments	Interest income	$ 4,200
409-000.00-632.200	Police - firearms range rental	Licenses, permits, & charges for services	34,400
			$ 38,600
		Net Increase (decrease) to fund balance	**$ 38,600**
Special Assessment Revolving Fund 418			
Revenues			
418-000.00-665.000	Interest in investments	Interest income	$ 44,000
			$ 44,000
		Net Increase (decrease) to fund balance	**$ 44,000**
PEG Cable - Capital Fund 463			
Revenues			
418-000.00-665.000	Interest in investments	Interest income	$ 16,000
			$ 16,000
Expenditures			
463-725.00-976.193	Studio VI Renovations	Capital outlay	$ 50,000
			$ 50,000
		Net Increase (decrease) to fund balance	**$ (34,000)**
Drain Perpetual Maintenance Fund 152			
Revenues			
152-000.00-665.000	Interest in investments	Interest income	$ 145,000
			$ 145,000
		Net Increase (decrease) to fund balance	**$ 145,000**
Ice Arena Fund 570			
Revenues			
570-000.00-653.801	Youth hockey & ice rentals	Program revenue	$ 75,000
570-000.00-653.805	Learn to skate	Program revenue	130,000
570-000.00-665.000	Interest in investments	Interest income	16,000
570-000.00-675.592	Cell tower revenue	Other revenue	20,000
570-000.00-675.000	Miscellaneous income	Other income	9,000
			$ 250,000
Expenditures			
570-000.00-802.000	Data processing	Other services and charges	$ 15,000
570-000.00-956.000	Conferences and workshops	Other services and charges	3,000
570-000.00-934.000	Building maintenance	Other services and charges	85,000
570-000.00-817.100	Management contract - Staff cost	Other services and charges	140,000
570-000.00-740.000	Operating supplies	Supplies	7,000
			$ 250,000
		Net Increase (decrease) to fund balance	**$ -**
Senior Housing Fund 574			
Revenues			
574-000.00-675.595	Laundry income	Other revenue	$ 1,000
574-000.00-665.000	Interest in investments	Interest income	20,000
574-000.00-508.450	Federal grants	Federal grants	150,000
574-000.00-667.100	Rental income - vacancies	Operating revenue	(3,000)
			$ 168,000
Expenditures			
574-000.00-936.000	Ground maintenance	Other services and charges	$ 25,000
574-000.00-934.000	Building maintenance	Other services and charges	40,000
			$ 65,000
		Net Increase (decrease) to fund balance	**$ 103,000**

GL #	Project/Item Description	Budget Category	Amount
	Water & Sewer Fund 592		
Revenues			
592-000.00-445.592	Interest and penalties	Other revenue	$ 25,000
592-000.00-602.410	Sewer Service Charges	Operating revenue	250,000
592-000.00-602.413	IWC Charges	Operating revenue	25,000
592-000.00-665.000	Interest in Investments	Interest income	450,000
592-000.00-665.400	Interest on Interfund Borrow - CIP Fund	Interest income	50,000
			$ 800,000
Expenditures			
592-536.00-926.000	Water Purchases	Other services and charges	$ 400,000
592-536.00-936.025	Water Line Maintenance	Other services and charges	25,000
592-536.00-976.005	WTS036 Asb-Cement (AC) Wtr Main Rep-PH2	Capital Outlay	(3,427,400)
			$ (3,002,400)
		Net Increase (decrease) to fund balance	**$ 3,802,400**
	Self Insurance - Health Care Fund 677		
Revenues			
677-000.00-613.000	Insurance - Charges for services	Licenses, permits & charges for services	$ 200,000
677-000.00-665.000	Interest in investments	Interest income	50,000
			$ 250,000
		Net Increase (decrease) to fund balance	250,000
	Retiree Health Care Benefits Fund 737		
Revenues			
737-000.00-665.000	Interest in investments	Interest income	$ 200,000
			$ 200,000
Expenditures			
737-000.00-810.007	Insurance	Personnel services	$ 150,000
			$ 150,000
		Net Increase (decrease) to fund balance	50,000

CITY OF NOVI CITY COUNCIL
MAY 20, 2024

SUBJECT: Consideration of approval to purchase three 2025 Ford Police Interceptor Explorer Hybrids from Lunghamer Ford of Owosso and the purchase of one 2024 Police Chevrolet Tahoe from Berger Chevrolet through the MiDeal Cooperative purchasing contract, in the total amount of $194,123.

SUBMITTING DEPARTMENT: Public Safety- Police Department
Department of Public Works- Fleet Division

EXPENDITURE REQUIRED	**$ 142,464 Interceptor Explorer Hybrids (3)** **$ 51,659 Tahoe (1)** **$ 194,123 TOTAL**
AMOUNT BUDGETED	**$ 194,123**
APPROPRIATION REQUIRED	**$ 0**
LINE ITEM NUMBER	**101-301.00-983.000 General Fund**

BACKGROUND INFORMATION:

City's fleet division has been notified by Ford Motor Company that the window to place orders for the Ford Police Explorer Hybrid, model year 2025 has opened earlier than normal. Staff has come to understand this is the case due to the cancellation of orders for prior hybrid models over the past two years. The City's orders for model years 2023 and 2024 have been canceled by the manufacturer. If the City can receive these new 2025 Ford Police Explorer Hybrids, they will replace three marked patrol vehicles used by the Uniformed Officers Section of the Police Department. The current union contract requires public safety vehicles to be removed from emergency service at 100,000 miles. All the current vehicles will be at or over 100,000 miles over the next year. Again, delivery time for these vehicles is unknown, given the significant backlog of Police Interceptor Explorer Hybrid builds.

The Chevrolet Tahoe is being purchased to replace the current K-9 Tahoe, which has 95,000 miles and is about to come out of service. The Tahoe is on the dealer lot, meets our specifications, and is ready to be delivered once approved.

RECOMMENDED ACTION: Approval to purchase three 2025 Ford Police Interceptor Explorer Hybrids from Lunghamer Ford of Owosso and the purchase of one 2024 Police Chevrolet Tahoe from Berger Chevrolet through the MiDeal Cooperative purchasing contract, in the total amount of $194,123.

Lunghamer Ford Of Owosso

May 7, 2024

City of Novi Police Department
Attn: Michael Rhatigan
45175 W. Ten Mile Road
Novi, MI 48375

Dear Michael Rhatigan:

Price on 2025 Vehicle State of Michigan Contract# 071B770180 and Macomb County Contract# 21-18 Bid:

(3) 2025 Ford Police Interceptor Utility Hybrid AWD in Black	**$47,488.00 ea**
Total Delivered Price	**$142,464.00**

Service Contract: 36,000 miles or 36 months factory bumper to bumper warranty and 100,000 miles or 60 months powertrain warranty.

Delivery date: TBD.

Order Cutoff Date: TBD.

Ford Motor Company does not guarantee delivery---Ford Motor Company will make reasonable efforts to schedule orders received prior to fleet order cut-off date.

Payment requirements: All departments to pay on delivery of vehicle. 10-day grace period will be given if previous arrangements have been made. An $8.00 per day floor plan will be charged if payment is not at the dealership within 10 days of delivery of the vehicle (s).
If you have any questions please call me, 888-92-Fleet (888-923-5338).

Respectfully Submitted,

Bill Campbell

Bill Campbell
Government & Fleet Sales

State of Michigan
2025 Utility Police Interceptor
Major Standard Equipment

MECHANICAL
- Axle Ratio – 3.73 (AWD)
- Brakes – 4-Wheel Heavy-Duty Disc w/H.D. Front and Rear Calipers
- Class III Trailer Hitch Receiver with 5,000 lbs. towing capacity and (2) recovery hooks Note: Includes Class III Trailer Tow Lighting Package
- Column Shifter
- DC/DC converter – 220-Amp (in lieu of alternator)
- Drivetrain – All-Wheel-Drive
- Electric Power-Assist Steering (EPAS) – Heavy-Duty
- Engine – 3.3L V6 Direct-Injection FFV
- Engine Hour Idle Meter
- Engine Hour Meter
- Engine Oil Cooler
- Fuel Tank – 19-gallons
- H8 AGM Battery (850CCA/92-amp)
- Lithium-Ion Battery Pack
- Manual Police Pursuit Mode (Steering Wheel Switch Execution)
- Suspension – independent front & rear
- Transmission – 10-speed automatic
- Transmission Oil Cooler

EXTERIOR
- Antenna, Roof-mounted
- Cladding – Lower bodyside cladding (MIC)
- Door Handles – Black (MIC)
- Exhaust, True Dual (down-turned)
- Daytime Running Lamps – Configurable ON/OFF through instrument cluster Note: Select option (942) if desire is to have Daytime Running Lamps permanently on (cannot be turned off or reprogrammed)
- Door-Lock Cylinders (Front Driver / Passenger / Liftgate)
- Glass – 2nd Row, Rear Quarter and Liftgate Privacy Glass
- Grille – Black (MIC)
- Headlamps – Automatic, LED Low-and-High-Beam

Note: Includes Front Headlamp / Police Interceptor Housing (with LED wig-wag feature)
— Pre-drilled hole for side marker police use, does not include LED strobe, but includes LED wig-wag functionality (eliminates need to drill housing assemblies and provides LED wig-wag feature)
— Pre-molded side warning LED holes with standard sealed capability (does not include LED installed lights)
— Wig-wag default is traditional ping-pong pattern; can be programmed to triple-burst pattern or ping-pong / triple-burst Note: Must be wired to vehicle's light controller to enable wig-wag functionality; recommend Ready for the Road Package (67H) or Ultimate Wiring Package (67U)
- Liftgate – Manual 1-Piece – Fixed Glass w/Door-Lock Cylinder
- Mirrors – Black Caps (MIC), Dual Pwr/Heated/Manual Fold Back Mirror
- Spare – Full size 18" Tire w/TPMS
- Spoiler – Painted Black
- Liftgate Handle – (MIC)
- Tail lamps – LED
- Tail Lamp Prep Kit
- Tires – 255/60R18 A/S BSW
- Wheel-Lip Molding – Black (MIC)
- Wheels – 18" x 8.0 painted black steel with polished stainless steel hub cover
- Windshield – Acoustic Laminated

INTERIOR/COMFORT
- Cargo Hooks in cargo area
- Climate Control – Dual-Zone Electronic Automatic Temperature Control (DEATC)
- Climate Control – Rear Aux A/C System
- Dark Car
- Door-Locks
— Power
— Rear-Door Handles and Locks Operable
- Fixed Pedals (Driver Dead Pedal)
- Floor – Flooring – Heavy-Duty Thermoplastic Elastomer
- Glove Box – Locking/non-illuminated
- Grab Handles – (1 – Front-passenger side, 2-Rear)
- Heated Sanitization Solution
- Liftgate Release Switch located in overhead console (45 second timeout feature)
- Lighting
— Overhead Console
— Red/White Task Lighting in Overhead Console
- Mirror – Day/night Rear View
- Particulate Air Filter
- Powerpoints – (2) USB A+C Type Ports
- Rear-door closeout panels
- Rear-window Defrost
- Scuff Plates – Front & Rear
- Seats
— 1 st Row Police Grade Cloth Trim, Dual Front Buckets with reduced bolsters
— 1 st Row – Driver 6-way Power track (fore/aft. Up/down, tilt with manual recline, 2-way power lumbar)
— 1 st Row – Passenger 4-way Power track with 2-way power recline and 2-way power lumbar
— Built-in steel intrusion plates in both driver/passenger seatbacks
— 2 nd Row Vinyl, 35/30/35 Split Bench Seat (manual fold-flat, no tumble) – fixed seat track
- Red and White Dome Lamp in Cargo Area
- Speed (Cruise) Control
- Speedometer – New 12.3» Display Calibrated (includes digital readout)
- Steering Wheel – Manual / Tilt / Telescoping, Urethane wheel finish w/Silver Painted Bezels with Speed Controls and 4 user – configurable latching switches
- Sun visors, color-keyed, non-illuminated
- Universal Top Tray – Center of I/P for mounting aftermarket equipment
- Windows, Power, 1-touch Up/Down Front Driver/Passenger-Side with disable feature

SAFETY/SECURITY
- AdvanceTrac® w/RSC® (Roll Stability Control®)
- Airbags, dual-stage driver & front-passenger, side seat, passenger-side knee, Roll Curtain Airbags and Safety Canopy®
- Anti-Lock Brakes (ABS) with Traction Control
- BLIS® – Blind Spot Monitoring with Cross-traffic Alert
- Brakes – Police calibrated high-performance regenerative braking system
- Belt-Minder® (Front Driver / Passenger)
- Cross Traffic Brake Assist (HNYAC)
- Child-Safety Locks (capped; set to "on")
- Individual Tire Pressure Monitoring System (TPMS)
- LATCH (Lower Anchors and Tethers for Children) system on rear outboard seat locations
- Police Perimeter Alert detects motion in an approximately 270-degree radius on sides and back of vehicle; if movement is determined to be a threat, chime will sound at level I. Doors will lock and windows will automatically go up at level II. Includes visual display in instrument cluster with tracking.
- Pre-Collision Mitigation system Note: Includes unique one-touch temporary disable switch for Law Enforcement use
- Rearview Camera viewable on 8" Center Stack Screen
- 1/4 Scale Rear Camera Display (Available)
- Reverse Sensing System
- Seat Belts, Pretensioner/Energy-Management System w/adjustable height in 1st Row
- SOS Post-Crash Alert System™

FUNCTIONAL
- 100 Watt Siren/Speaker Prep Kit
- Speed Control
- Audio
— AM/FM / MP3 Capable / Clock / 4-speakers
— SYNC® Phoenix
— Includes hands-free voice command support (compatible with most Bluetooth connected mobile devices)
— USB Port — (1)
— 8" Color LCD Screen Center-Stack "Smart Display
— Supports Android Auto and Apple CarPlay
- UIS (Upfitter Interface System) Located behind 2nd row passenger seat floorboard
- Easy Fuel® Capless Fuel-Filler
- Fleet Telematics Modem
— Allows data to be provided to support Ford Pro™ Telematics and Data Services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673)
- Front door tether straps (driver/passenger)
- PAITRO output tied to liftgae release switch (Police Accessory Independent Timed-Release Output)
- Police Engine Idle
- Power pigtail harness
- Simple Fleet Key (w/o microchip, easy to replace; 4-keys)
- Keyless Entry – Key FOB Only (Less PATS) – Includes 4 fobs
- Two-way radio pre-wire
- Two (2) 50 – amp battery power circuits – power distribution junction block (behind 2nd row passenger seat floorboard)
- Wipers – Front Speed-Sensitive Intermittent; Rear Dual Speed Wiper

WARRANTY
- 3 Year / 36,000 Miles Bumper / Bumper
- 8 Year / 100,000 Miles Hybrid Unique Components

POWERTRAIN CARE EXTENDED SERVICE PLAN
- 5-year/100,000-mile Powertrain CARE Extended Service Plan (zero deductible) – Standard

Police Interceptor Utility Base Prices

[ ] Utility All Wheel Drive (3.3L V6 Direct-Injection FFV, 136 MPH, 99B/44U) **K8A/500A** **$44,591.00**

[ ] Utility All Wheel Drive (3.0L V6 EcoBoost, 148 MPH, 99C/44U) **K8A/500A** **$47,965.00**

[x] Utility All Wheel Drive (3.3L V6 Direct-Injection Hybrid Eng., 136 MPH, 99W/44B) **K8A/500A $47,118.00**

VEHICLE COLOR: Order Code		Interior Trim Color Charcoal Black (9W)
Dark Blue	[LK]	[ ]
Royal Blue	[LM]	[ ]
Vermillion Red	[E4}	[ ]
Silver Grey Metallic	[TN]	[ ]
Iconic Silver Metallic	[JS]	[ ]
Agate Black	**[UM]**	**[x]**
Oxford White	[YZ]	[ ]
Sterling Grey Metallic	[UJ]	[ ]
Carbonized Grey	[M7]	[ ]

INTERCEPTOR OPTIONAL FEATURES:

Flooring/Seats	Code	$Cost
[ ] 1st and 2nd row carpet floor covering	16C	150.00
[ ] 2nd Row Cloth Seats	F6/ 88F	70.00
[ ] Rear Console Plate (Not available with Interior Upgrade Pkg – 65U)	85R	60.00
[ ] Interior Upgrade Package	**65U**	**390.00**

- 1st and 2nd Row Carpet Floor Covering
- Cloth Seats – Rear
- Center Floor Console less shifter w/unique Police console finish plate
- Includes Console and Top Plate with 2 cup holders
- Floor Mats, front and rear (carpeted)
- 18" Aluminum Wheel
- Selectable Sport Mode
- High Series Headlamp with LED Corner Warning Lights
- Includes SYNC® Phoenix

Note: Note: Not available with EcoBoost Powertrain (99C/44U).

Lamps/Lighting		
[ ] Side Marker LED – Sideview Mirrors (Red / Blue)	63B	340.00
[ ] Rear Quarter Glass Side Marker Lights	63L	580.00
[ ] Front Warning Auxiliary Light (Driver side – Red / Passenger side – Blue)	21L	580.00
[ ] Rear Auxiliary Liftgate Lights (Red/Blue LED Lights; located beneath liftgate glass in applique panel)	43A	400.00
[ ] Rear Spoiler Traffic Warning Light	96T	1500.00
[ ] Spot Lamp – Driver Only (LED Bulbs) (Unity)	51R	400.00
[ ] Spot Lamp – Driver Only (LED Bulbs) (Whelen)	51T	420.00
[ ] Spot Lamp – Dual (driver and passenger) (LED Bulbs) (Unity)	51S	620.00
[ ] Spot Lamp – Dual (driver and passenger) (LED Bulbs) (Whelen)	51V	670.00
Body		
[ ] Glass – Solar Tint 2nd and 3rd Row (Deletes Privacy Glass)	92G	120.00
[ ] Glass – Solar Tint 2nd Row (Privacy Glass on Rear Quarter and Liftgate Window)	92R	90.00
[ ] Deflector Plate	76D	340.00
Wheels		
[ ] Wheel Covers (18" Full Face Wheel Cover)	65L	60.00
Misc		
[ ] Engine Block Heater	41H	190.00
[ ] License Plate Bracket – Front	153	N/C
[ ] Badge Delete (Police Interceptor Badge Only)	16D	N/C
[ ] 100 Watt Siren/Speaker (includes bracket and pigtail)	18X	350.00
[ ] Noise Suppression Bonds (Ground Straps)	60R	100.00
[ ] Rear Bumper Step Pad	16P	100.00

Audio/Video

[ ]	**12.1" Integrated Computer Screen** • Includes 12.1" touchscreen display in center stack and allows for operation of laptop in remote location to free up cabin space in front passenger area • Includes Audio Video Extender (AVX) box, (2) AVX cables, (2) USB cables and (1) HDMI cable • Includes SYNC Phoenix ®	**47E**	**3700.00**
[ ]	¼ Size Picture in Picture (8" Rear Camera Image in upper lefthand quadrant of display). **Not available** with Integrated Computer Screen (47E)	87M	N/C

Doors/Windows

[x]	**Global Lock / Unlock feature (Door-panel switches will lock/unlock all doors and rear liftgate. Eliminates the overhead console liftgate unlock switch) ******* OLD STYLE REAR HATCH LOCK / UNLOCK ***********	**18D**	**N/C**
[ ]	Hidden Door Lock Plunger, Rear Door Handle and Rear Windows Inoperable	52P	160.00
[x]	**Rear Door Handles Inoperable/Locks Inoperable and Rear Windows Inop.**	**68G**	**80.00**
[x]	**Lock system; Single Key/All Vehicles Keyed Alike** **Keyed Alike 1284x= 59B** Keyed Alike 1294x= **59C** Keyed Alike 0135x= **59D** Keyed Alike 1435x= **59E** Keyed Alike 0576x= **59F** Keyed Alike 0151x= **59G** Keyed Alike 1111x= **59J**	**59B**	**50.00**

Safety & Security

[ ]	Ballistic Door Panels – Driver Front Door Only (Level 3+)	90D	1590.00
[ ]	Ballistic Door Panels – Driver & Pass Front Doors (Level 3+)	90E	3170.00
[ ]	Ballistic Door Panels – Driver Front Door Only (Level 4+)	90F	2420.00
[ ]	Ballistic Door Panels – Driver & Pass Front Doors (Level 4+)	90G	4830.00
[x]	**Extra Key $10.00x_4__=**	**Parts**	**40.00**
[ ]	Remote Starter	Parts	550.00
[ ]	Gun Vault (Not Available with (17A) Aux Air Conditioning)	63V	270.00
[ ]	**Front Headlamp Lighting Solution** • Includes LED Low beam/High beam headlamp, Wig-wag function and (2) Red/Blue/White LED side warning lights in each headlamp (factory configured: driver's side White/Red / passenger side White/Blue) • Includes pre-wire for grille LED lights, siren and speaker (60A) • Wiring, LED lights included (in headlamps only; grille lights not included). Controller "not" included **Note: Included with Ready for the Road (67H)** **Note: Recommend using Ultimate Wiring Package (67U)** **Note: Included with Police Upgrade Package (65U)**	**66A**	**900.00**
[ ]	**Tail Lamp Lighting Solution** • Includes LED Tail Lamp Wig-Wag Module • LED lights only. Wiring, controller "not" included **Note: Included with Ready for the Road (67H)** **Note: Recommend using Ultimate Wiring Package (67U**	**66B**	**430.00**
[ ]	**Rear Lighting Solution** • Includes two (2) backlit flashing linear high-intensity LED lights (driver's side red / passenger side blue) mounted to inside liftgate glass • Includes two (2) backlit flashing linear high-intensity LED lights (driver's side red / Passenger side blue) installed on inside lip of liftgate (lights activate when liftgate is open) • LED lights only. Wiring, controller "not" included **Note: Included with Ready for the Road (67H)** **Note: LED lights only – does "not" include wiring or controller**	**66C**	**460.00**
[x]	**Police Wire Harness Connector Kit – Front/Rear** **For connectivity to Ford PI Package solutions includes:** **• Front** – (2) Male 4-pin connectors for siren – (5) Female 4-pin connectors for lighting/siren/speaker – (1) 4-pin IP connector for speakers – (1) 4-pin IP connector for siren controller connectivity – (1) 8-pin sealed connector – (1) 14-pin IP connector **• Rear** – (2) Male 4-pin connectors for siren – (5) Female 4-pin connectors for lighting/siren/speaker – (1) 4-pin IP connector for speakers – (1) 4-pin IP connector for siren controller connectivity – (1) 8-pin sealed connector	**67V**	**200.00**

[ ] **Ultimate Wiring Package** **67U** **640.00**

- Rear console mounting plate (85R) – contours through 2nd row; channel for wiring
- Pre-wiring for grille LED lights, siren and speaker (60A)
- Wiring harness I/P to rear cargo area (overlay)

– Two (2) light cables – supports up to six (6) LED lights (engine compartment/grille)
– One (1) 10-amp siren/speaker circuit engine compartment

- Rear hatch/cargo area wiring – supports up to six (6) rear LED lights
- Does "not" include LED lights, side connectors or controller

Note: Recommend Police Wire Harness Connector Kit 67V
Note: Not available with options: 65U, 67H

[ ] **Ready for the Road Package All-in Complete Package** **67H** **3800.00**

All-in Complete Package – Includes Police Interceptor Packages: 66A, 66B, 66C, plus

- Whelen Cencom Light Controller Head with dimmable backlight
- Whelen Cencom Relay Center / Siren / Amp w/Traffic Advisor control (mounted behind 2nd row seat)
- Light Controller / Relay Cencom Wiring (wiring harness) w/additional input/output pigtails
- High current pigtail
- Whelen Specific WECAN Cable (console to cargo area) connects Cencom to Control Head
- Pre-wiring for grille LED lights, siren and speaker (60A)
- Rear console plate (85R) – contours through 2nd row; channel for wiring
- Grille linear LED Lights (Red / Blue) and harness
- 100-Watt Siren / Speaker
- Hidden Door-Lock Plunger w/Rear-door controls inoperable (locks, handles and windows) (52P)
  Note: Not available with options: 66A, 66B, 66C, 67U and 65U

Extended Warranty Option's ($0.00 Deductible) 100,000 Mile Coverage

[ ] **5-Year Premium Care Warranty (500 Plus Components Coverage)** **2950.00**

Total Price $ 47,488.00 ea

BID PER ENCLOSED SPECIFICATIONS

Cost per vehicle $51,659.00

Number of units 1

Total Bid Amount $51,659.00

Vehicle Description:

Year 2024

Make Chevrolet

Model Tahoe 4wd
police package

Vendor:
Berger Chevrolet Inc.

Address 2525 28th Street S.E.

Grand Rapids, MI 49512

Phone (616) 949-5200

Fax (616) 988-9178

Bid Prepared For :

City of Novi

Price includes title fee and delivery. Price based on Municipal discount in the State of Michigan.

Signature *Robert Evans*

Printed Signature Robert M. Evans

Date 4/11/2024

CITY OF NOVI CITY COUNCIL
MAY 20, 2024

SUBJECT: Consideration of approval of final payment to Oakland County Water Resource Commissioner for the Novi Trunk Sewer project, in the amount of $280,000.

SUBMITTING DEPARTMENT: Department of Public Works, Water & Sewer Division

EXPENDITURE REQUIRED	**$ 280,000.00**
AMOUNT BUDGETED	**$ 280,000.00**
APPROPRIATION REQUIRED	**$ 0**
LINE ITEM NUMBER	**592-536.00-976.136 Water & Sewer Fund**

BACKGROUND INFORMATION:

The replacement and rehabilitation of a failing sanitary sewer in northwest portion of Novi was completed by the Oakland County Water Resources Commissioner (WRC) last year. The purpose of this project was to replace 330 linear feet of sagging sanitary sewer, which caused several sanitary sewer overflows (SSO) into the adjacent wetlands. Additionally, 2,382 linear feet of the concrete sewer main pipe was lined due to the deterioration observed during inspection.

This sanitary sewer, which was installed in 1998, crosses through a large wetland (attached map), which caused the failure. The design and replacement of the sagging/ settled portion included piles, which are driven into the ground to a point where they provide adequate pipe support, along with portions utilizing a steel casing to span areas of poor soils.

This project has been managed by WRC as they operate and maintain this section of the sewer system. Since the line is a Novi-owned asset, the project costs are the responsibility of the City, but there is no agreement required for execution.

The contract for this project was awarded to Pipeline Management in 2022. Due to the challenging conditions, multiple methods of construction were used which resulted in delays and additional project costs. The attached letter from WRC (Nichols, April 16, 2024) explains the unforeseen conditions encountered and the alternative

construction methods utilized. WRC has requested a change order in the amount of $280,000, which staff believes is warranted for the additional effort and materials. The costs are based on the unit costs provided in Pipeline Management's original bid. In 2022, the City paid WRC the anticipated cost of the project in the amount of $2,200,000, per the attached cost estimate (approved at the January 10, 2022 City Council Meeting). Substantial completion for this project was summer 2023.

RECOMMENDED ACTION: Approval of final payment to Oakland County Water Resource Commissioner for the Novi Trunk Sewer project, in the amount of $280,000.

Novi Trunk Sewer Replacement

Location Map

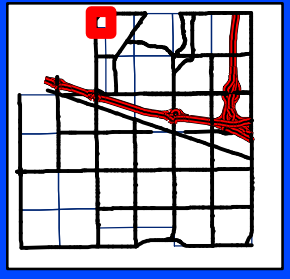
Map Author: Croy
Date: 12/22/2021
Project: Trunk Sewer Replacement
Version #: v1.0

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.

Legend

Sanitary Sewer to be Lined



City of Novi
Engineering Division
Department of Public Services
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Feet
0 70 140 280 420

1 inch = 350 feet

WRC
WATER RESOURCES COMMISSIONER
Jim Nash

April 16, 2024

Mr. Ben Croy, P.E.
City of Novi
26300 Lee BeGole Drive
Novi, MI 48375

Reference: **Novi Trunk Sewer Rehabilitation**
Project Budget Amendment

Dear Mr. Croy:

As you are aware, the Novi Trunk Sewer Rehabilitation project has been completed for some time and final compensation allocations have been agreed to with the contractor. The project consisted of approximately 2,400 feet of cured-in-place sewer lining, rehabilitating 11 manhole structures, and approximately 300 ft of sewer replacement due to a sag in the sewer. This sag was in the middle of the wetland/marsh area which made the project even more of a challenge to construct.

The original scope of construction of the sewer sag replacement was by means of open cut and placing the sewer on helical pier supports. The contractor was hoping to have some cold weather so the ground could freeze and make the excavation manageable. Unfortunately, the weather was not cooperative and other means and methods needed to be explored. Dewatering well points were installed but it did not lower the ground water nor remove the surface water enough in the area.

After discussions between the Engineer, Owner and Contractor regarding the ground water and surface water that was onsite within the wetland and due to the contractor's concerns with the risks using an open cut construction method, the contractor requested to construct the project with the bid items and prices as submitted under Bid Option #1 – Jack & Bore. These additional costs are noted below.

Throughout the project, there were field conditions that occurred that required change orders to be issued. Change order Nos. 1 through 3 pertain to the sewer lining operations and change order Nos 4 and 5 pertain to the sewer replacement operations. The following table provides a breakdown of these costs and associated descriptions.

Item	Amount	Description
Change Order #1	$ 35,000.00	Pump & haul coordination to assist with CCTV and CIPP operation (1)
Change Order #2	$ 9,500.00	Cost for cutting hanging gaskets (2)
Change Order #2	$ 9,250.00	Grouting joint and material (3)
Change Order #2	$ 23,545.68	Liner size & thickness increase (4)
Change Order #2	$ 12,350.00	Additional grouting of the end liners (5)
Change Order #3	$ 7,000.00	Additional vactor trucks for pump & haul operations with CIPP operation (6)
Change Order #4	$ 46,350.00	Helical pier support (7)
Change Order #4	$ 135,100.00	Price difference from open cut construction to jack & bore construction (8)
Change Order #5	$ 50,000.00	Additional jack & bore and sanitary sewer construction (9)
Change Order #5	$ 35,160.00	Contractor downtime cost associated with rain events (10)
Change Order #5	$ 111,349.24	Cost associated due to change of conditions for unforeseen soil conditions (11)
TOTAL	**$ 474,604.92**	

(1) During the time of design, flow within the force main was to be diverted using values and plugs on the system to allow the contractor to clean and line the sewer. Upon further investigation after bid, it was discovered that this would not be obtainable due to configurations within the system. Thus, the contractor was unable to use the system to divert the flow. Consequently, pump and haul operations were needed.
(2) There were several areas within the sewers where hanging gaskets needed to be removed prior to the lining operations.
(3) During CCTV of the sewer segment, it identified a gushing joint that needed to be grouted prior to the lining operations.
(4) The increase in liner size and thickness size was due to the severe hydrogen sulfide deterioration of the pipe.
(5) Due to the irregular shape of the pipes observed during CCTV, additional measures were necessary to seal out potential leaks.
(6) See No.1 above.
(7) Recommendation from geotechnical consultants to install helical piers at points along each section of pipe as needed to provide additional casing support.
(8) Unit price difference between open cut operations and jack & bore operations.
(9) Reconciling contract quantity of jack & bore and sewer construction length.
(10) Contractor downtime due to rain events that prevented dewatering operations from discharging into the sanitary sewer, thus limiting construction operations from occurring.
(11) Additional costs associated with extra mats and trench boxes to install the sewer were necessary via open cut operations.

The original project cost submitted to your office was $2,102,000 prior to switching means and methods of construction operations. This included contractor pricing for open cut operations, consulting engineers for design and construction administration, geotechnical engineers, easements, and Water Resources Commissioner services. A breakdown is provided showing the overall project cost associated with the changes and modifications that took place during this project. Also attached is a spreadsheet that compares the two different bid options as well as the actual final quantities for the project.

Item	**Amount**
Original Contract Amount	$ 1,554,605.00
Change Order Total	$ 474,604.92
Engineering Consultants / Geotechnical Services	$ 169,550.00
Easements	$ 27,178.00
Water Resources Commissioner Services	$ 254,062.08
TOTAL	**$ 2,480,000.00**
City of Novi contribution to date	$ 2,200,000.00
Additional Amount Requested	***$ 280,000.00***

Based on the above-referenced information, we are requesting an additional $280,000 from the City of Novi for these services. Once the money has been collected, our office will proceed with the final payment to the contractor and closure of the project.

We appreciate the time and cooperation that you and your staff have provided throughout this project. If you have any questions or require additional information, please feel free to contact me at (248) 841-3006.

Sincerely,

George P. Nichols

George P. Nichols, P.E.
Assistant Chief Engineer

cc: Joel Brown, P.E., WRC
Brian Coburn, P.E., WRC

Oakland County Water Resources Commissioner
Novi Trunk Sewer Rehabilitation
Pipeline Management Co., Inc. Revised Construction Method

ITEM	ITEM DESCRIPTION	UNIT	QTY	Unit Price	Contract Amount
Awarded Contract: Open Cut Excavation on Helical Piles					
1	Bonds, Insurance and Initial Setup Expense (5% Max)	LS	1	$70,000.00	$70,000.00
2	Preconstruction Audio-Video Documentation	LS	1	$5,000.00	$5,000.00
3	Traffic Maintenance and Control	LS	1	$5,000.00	$5,000.00
4	Soil Erosion and Sedimentation Control	LS	1	$10,000.00	$10,000.00
5	Site Preparation	LS	1	$75,000.00	$75,000.00
6	Dewatering	LS	1	$30,000.00	$30,000.00
7	Bypass Pumping	LS	1	$110,000.00	$110,000.00
8	Abandon Existing 18-inch Sanitary Sewer	LF	295	$60.00	$17,700.00
9	Abandon Existing Sanitary Manhole	EA	2	$4,000.00	$8,000.00
10	Sanitary Manhole, 48-inch Dia.	EA	3	$12,500.00	$37,500.00
11	Helical Pier Manhole Support	EA	3	$50,000.00	$150,000.00
12	Sanitary Sewer, 18-inch PVC, SDR 26, Tr. Det. B Special	LF	330	$1,000.00	$330,000.00
13	Helical Pier Pipe Support	EA	66	$5,150.00	$339,900.00
14	Sewer cleaning of 18-inch Sewer	LF	2,623	$8.00	$20,984.00
15	Manhole Rehabilitation	EA	11	$4,500.00	$49,500.00
16	Thermal Cured-in-Place Lining of 18-inch Sewer	LF	2,388	$105.00	$250,740.00
17	CCTV Sewer Video Recording	LF	5,281	$1.00	$5,281.00
18	Site Restoration	LS	1	$40,000.00	$40,000.00
	ORIGINAL CONTRACT AMOUNT				$1,554,605.00
	ORIGINAL CONTRACT AMOUNT				$1,554,605.00

ITEM	ITEM DESCRIPTION	UNIT	QTY	Unit Price	Contract Amount
Pipeline Bid for Jack and Bore Option					
1	Bonds, Insurance and Initial Setup Expense (5% Max)	LS	1	$70,000.00	$70,000.00
2	Preconstruction Audio-Video Documentation	LS	1	$5,000.00	$5,000.00
3	Traffic Maintenance and Control	LS	1	$5,000.00	$5,000.00
4	Soil Erosion and Sedimentation Control	LS	1	$10,000.00	$10,000.00
5	Site Preparation	LS	1	$75,000.00	$75,000.00
6	Dewatering	LS	1	$30,000.00	$30,000.00
7	Bypass Pumping	LS	1	$110,000.00	$110,000.00
8	Abandon Existing 18-inch Sanitary Sewer	LF	295	$60.00	$17,700.00
9	Abandon Existing Sanitary Manhole	EA	2	$4,000.00	$8,000.00
10	Sanitary Manhole, 48-inch Dia.	EA	3	$12,500.00	$37,500.00
11	Helical Pier Manhole Support	EA	3	$50,000.00	$150,000.00
12	Jack and Bore 42-inch, Including 18-inch Sanitary Sewer	LF	310	$2,500.00	$775,000.00
13	Sanitary Sewer, 18-inch PVC, SDR 26, Tr. Det. B Special	LF	20	$1,500.00	$30,000.00
14	Sewer Cleaning of 18-inch Sewer	LF	2,623	$8.00	$20,984.00
15	Manhole Rehabilitation	EA	11	$4,500.00	$49,500.00
16	Thermal Cured-in-Place Lining of 18-inch Sewer	LF	2,388	$105.00	$250,740.00
17	CCTV Sewer Video Recording	LF	5,281	$1.00	$5,281.00
18	Site Restoration	LS	1	$40,000.00	$40,000.00
	ORIGINAL BID AMOUNT				$1,689,705.00
	ORIGINAL BID AMOUNT				$1,689,705.00

ITEM	ITEM DESCRIPTION	UNIT	QTY	Unit Price	Contract Amount
ACTUAL					
1	Bonds, Insurance and Initial Setup Expense (5% Max)	LS	1	$70,000.00	$70,000.00
2	Preconstruction Audio-Video Documentation	LS	1	$5,000.00	$5,000.00
3	Traffic Maintenance and Control	LS	1	$5,000.00	$5,000.00
4	Soil Erosion and Sedimentation Control	LS	1	$10,000.00	$10,000.00
5	Site Preparation	LS	1	$75,000.00	$75,000.00
6	Dewatering	LS	1	$30,000.00	$30,000.00
7	Bypass Pumping	LS	1	$110,000.00	$110,000.00
8	Abandon Existing 18-inch Sanitary Sewer	LF	295	$60.00	$17,700.00
9	Abandon Existing Sanitary Manhole	EA	2	$4,000.00	$8,000.00
10	Sanitary Manhole, 48-inch Dia.	EA	3	$12,500.00	$37,500.00
11	Helical Pier Manhole Support	EA	3	$50,000.00	$150,000.00
12	Jack and Bore 42-inch, Including 18-inch Sanitary Sewer	LF	324	$2,500.00	$810,000.00
13.a	Sanitary Sewer, 18-inch PVC, SDR 26, Tr. Det. B Special	LF	30	$1,500.00	$45,000.00
13.b	Helical Pier Pipe Support (pre-purchased and paid for)	EA	9	$5,150.00	$46,350.00
14	Sewer cleaning of 18-inch Sewer	LF	2,623	$8.00	$20,984.00
15	Manhole Rehabilitation	EA	11	$4,500.00	$49,500.00
16	Thermal Cured-in-Place Lining of 18-inch Sewer	LF	2,388	$105.00	$250,740.00
17	CCTV Sewer Video Recording	LF	5,281	$1.00	$5,281.00
18	Site Restoration	LS	1	$40,000.00	$40,000.00
	REVISED TOTAL				$1,786,055.00
CO1	Change Order #1				$35,000.00
CO2	Change Order #2				$54,645.68
CO3	Change Order #3				$7,000.00
CO4	Change Order #4 (*)				Already accounted in items 12, 13a & 13b
CO5	Change Order #5 (**)				$146,509.24
	REVISED TOTAL WITH CHANGE ORDERS				$2,029,209.92

* additional helical pier support and price difference from open cut construction to jack & bore construction is already included in Items 12, 13a and 13b
** addiitonal jack & bore and sanitary sewer construction is already included in Items 12 and 13a

Novi Trunk Sewer Rehabilitation
City of Novi
Estimate of Probable Project Cost
December 21, 2021

1)	**CONTRACTED SERVICES - CONSTRUCTION**		
	Pipeline Management (bid price - open cut method)	$	1,554,605
	Subtotal - Contracted Services - Construction	**$**	**1,554,605**
2)	**CONTRACTED SERVICES - PROJECT DEVELOPMENT**		
	Fishbeck servies		
	Design Phase	$	99,800
	Design Support	$	19,950
	Construction Administration Services	$	20,000
	FK Engineering servies		
	Geotechnical Investigation	$	11,500
	Design Support	$	3,000
	Additional Design Services	$	3,500
	Construction Observation/Administration	$	26,000
	Owen Tree Service	$	3,750
	Subtotal - Contracted Services - Project Development	**$**	**187,500**
3)	**EASEMENTS**		
	Booth Property	$	1,500.00
	Occidental Development	$	3,158.41
	Occidental Development	$	2,595.20
	Occidental Development	$	6,734.22
	Pointe Park Condo	$	2,452.00
	Subtotal - Easements	**$**	**16,440**
4)	**COUNTY SERVICES**		
	Engineering (ENG)	$	94,000
	Right-of-Way (ROW)	$	75,000
	Inspection (INS)	$	43,000
	Survey (SUR)	$	1,000
	Subtotal - County Services	$	213,000
5)	**SUBTOTAL**	**$**	**1,971,545**
6)	**CONTINGENCIES**	**$**	**155,461**
7)	**TOTAL**	**$**	**2,127,005**
	ESTIMATE OF PROJECT COST	**$**	**2,200,000**

Prepared by: George P. Nichols Date: 12/22/21
George P. Nichols, P.E. - Civil Engineer III

Approved by: Date: 12/22/2021
Brian Coburn, P.E. - Chief Engineer

CITY OF NOVI CITY COUNCIL
MAY 20, 2024

SUBJECT: Approval of the final payment to Merlo Construction Company, Inc. for the 2020 Pathway Gaps and ADA Compliance Program, in the amount of $155,266.91, plus interest earned on retainage.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

EXPENDITURE REQUIRED	**$ 97,177.31 Expense** **$ 58,089.60 Retainage** **$ 155,266.91 TOTAL**
AMOUNT BUDGETED	**$ 142,531.00 Expense**
APPROPRIATION REQUIRED	**$ 0**
LINE ITEM NUMBER	**Municipal Street Fund** **Expense- 204-446.00-974.478 & 204-446.00-975.021** **Retainage- 204-000.00-211.476**

BACKGROUND INFORMATION:

The 2020 Pathway Gap and ADA Compliance program (formerly the 2019 Pathways and ADA program) consisted of approximately 22,070 square feet of concrete sidewalk and 2,320 square feet of ADA sidewalk ramps at various locations throughout the City. Push button upgrades were also included to improve the safety of pedestrian crossings on Haggerty Road, between Eight Mile Road and Nine Mile Road, and on Grand River Avenue at the Suburban Collection Showplace and Taft Road intersections. This initial contract was split up into nine (9) separate divisions.

After the award of this contract, staff recognized a gap that was missed in the Safe Routes to School (SRTS) project. The gap in question was on the south side of Borchart Drive, just west of Silvery Lane making it possible for students to better access the Orchard Hills Elementary school sidewalk network. Since the SRTS project was already

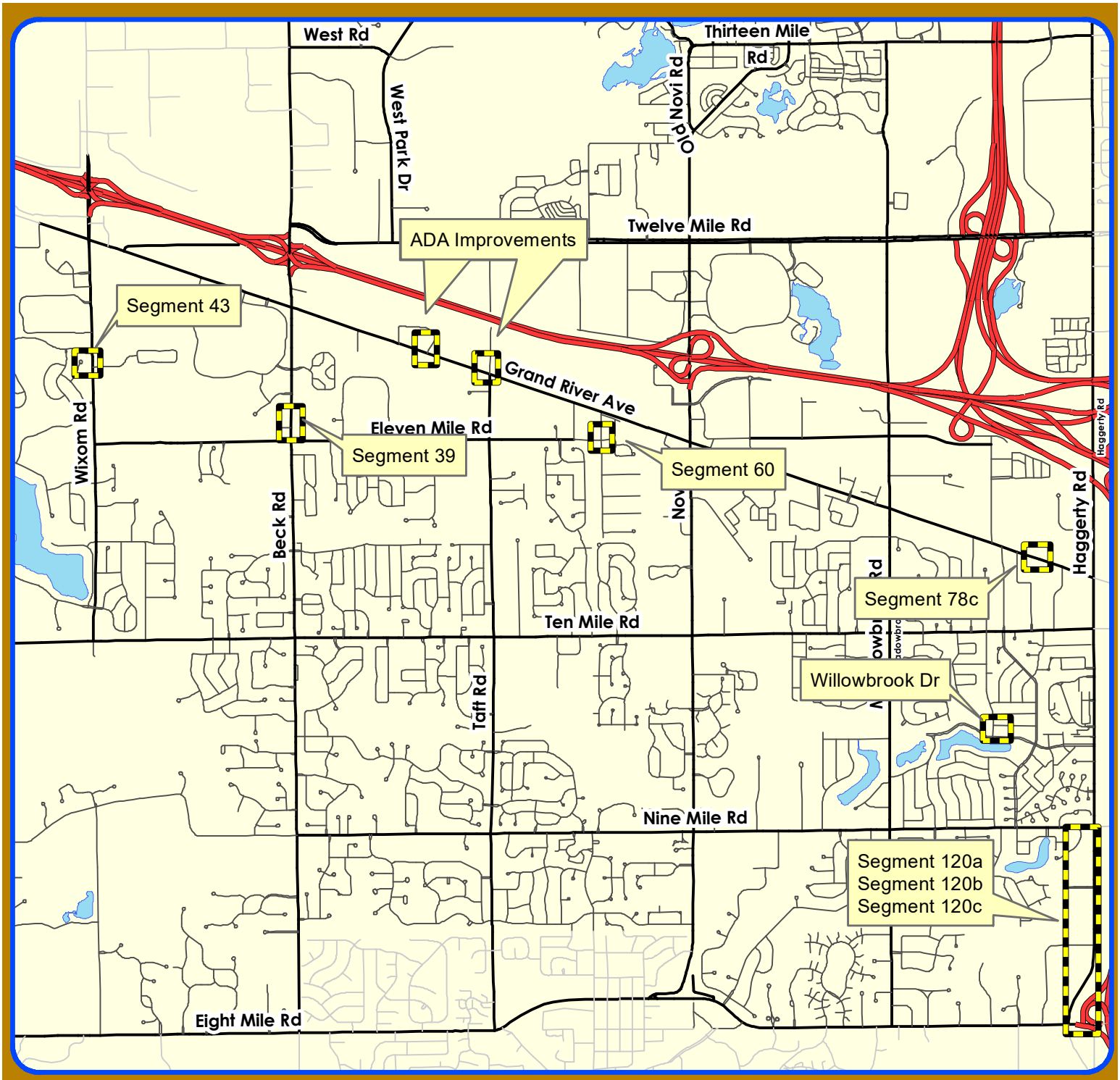
let by the Michigan Department of Transportation, staff could not change order that project and therefore added it to this contract.

With this contract still open and taking advantage of the lower unit prices that Merlo was offering, staff change ordered the Meadowbrook Glens Sidewalk Repair Pilot Program as well, in the amount of $343,778.50 (Change Order No. 3).

The construction contract was approved at the July 27, 2020, City Council meeting to Merlo Construction Company, Inc., in the amount of $823,127.40. Staff worked with the engineering consultant for this project, OHM-Advisors, to review and verify the final contract payment amount of $155,266.91 due to the Contractor. The City Attorney reviewed the final documentation and found it to be in acceptable form (Beth Saarela, April 12, 2024).

There were seven (7) approved change orders issued on this project resulting in an overall increase of $330,077.40 or 40.1% over the0 awarded amount. These approved change orders resulted in a final contract price of $1,153,204.80.

RECOMMENDED ACTION: Approval of the final payment to Merlo Construction Company, Inc., for the 2020 Pathway Gaps and ADA Compliance Program, in the amount of $155,266.91, plus interest earned on retainage.



2020 Pathway Gap and ADA Compliance Program

Location Map

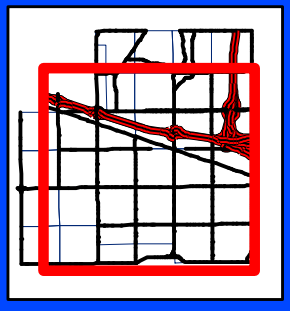
Map Author: Rebecca Runkel
Date:July 1, 2020
Project: 2020 Pathway Gap and ADA Compliance
Version #: 1.1

Amended By:
Date:
Department:

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.

Project Area



City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Feet
0 750 1,500 3,000 4,500

1 inch = 3,726 feet

Sidewalk Repair Program

Meadowbrook Glens Subdivision

Map Author: Keri Blough
Date: April 7, 2022
Project: Sidewalk Repair Program
Version #: 1.0

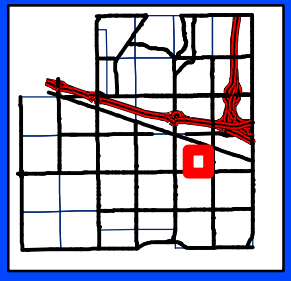
Amended By:
Date:
Department:

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.

Map Legend

- Sidewalks
- Freeway
- Major Streets
- Minor Streets



City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Feet
0 75 150 300 450

1 inch = 356 feet

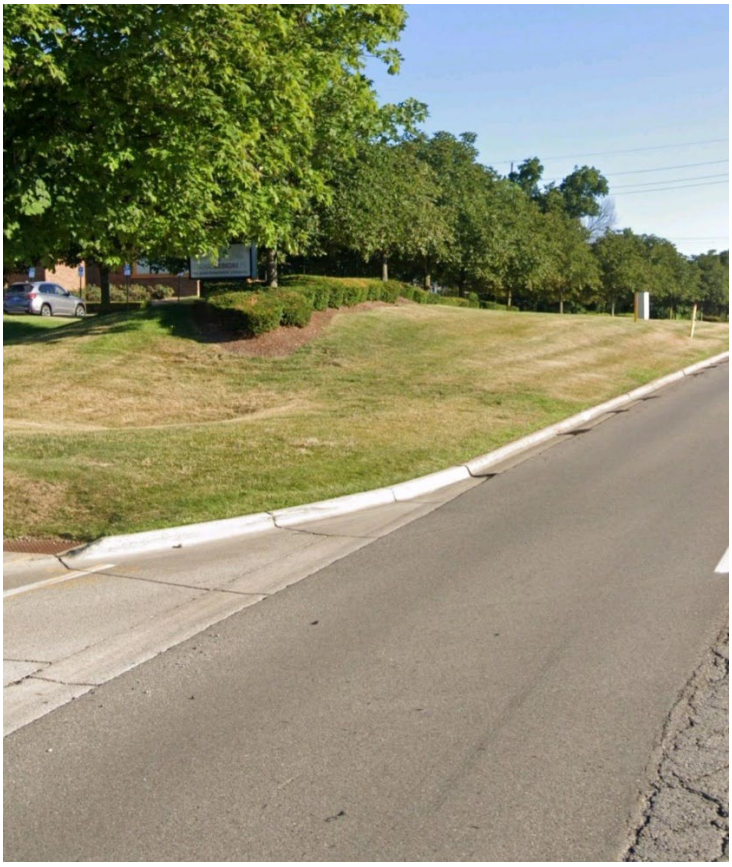
2020 PATHWAYS AND ADA COMPLIANCE PROGRAM

BEFORE - Beck Road Segment (11 Mile to Providence)

AFTER – Beck Road Segment (11 Mile to Providence)

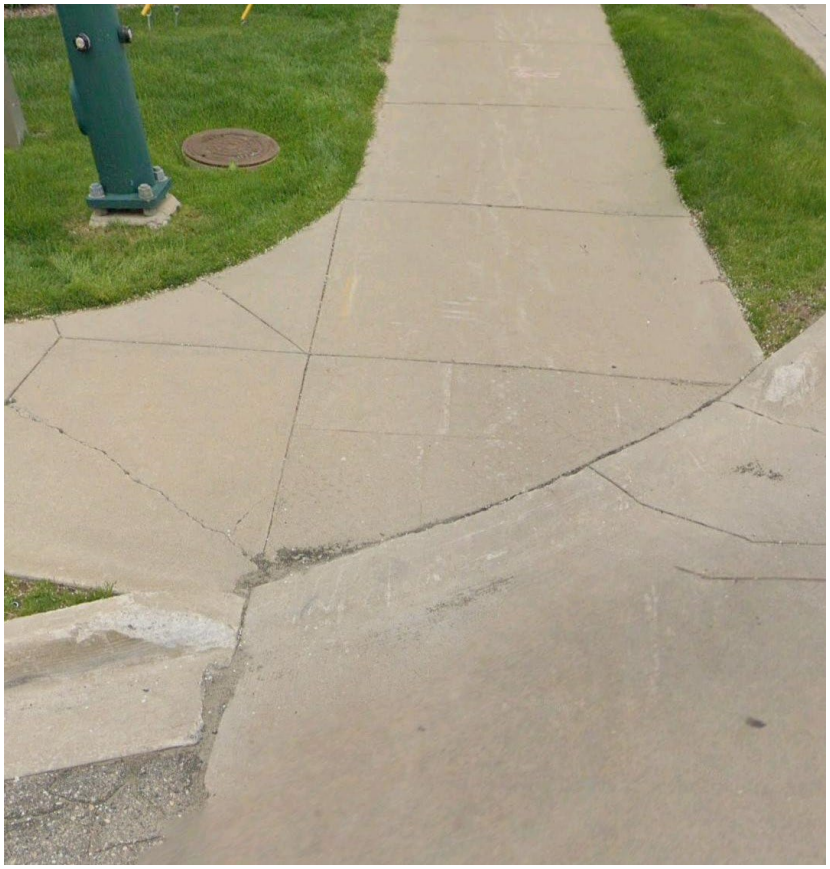
BEFORE – Wixom Road Segment (Catholic Central to Island Lake Drive)

AFTER – Wixom Road Segment (Catholic Central to Island Lake Drive

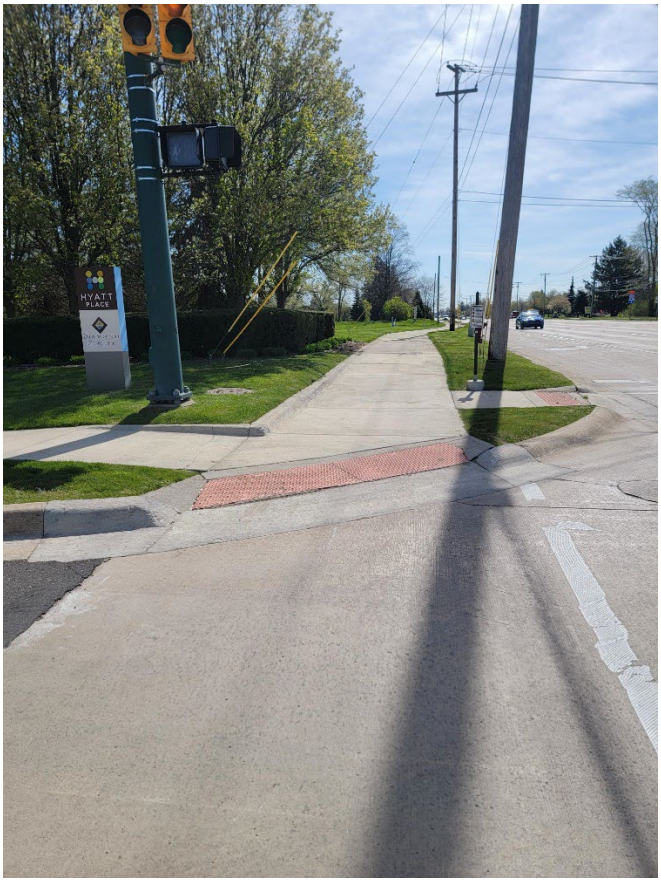


BEFORE – Haggerty Road Segment (at Orchard Hills Place Drive)

AFTER – Haggerty Road Segment (at Orchard Hills Place Drive)



BEFORE – Grand River Avenue at Suburban Collection Showplace entrance (east)



AFTER – Grand River Avenue at Suburban Collection Showplace entrance (east)

BEFORE – Grand River Avenue at Suburban Collection Showplace entrance (west)

AFTER – Grand River Avenue at Suburban Collection Showplace entrance (west)

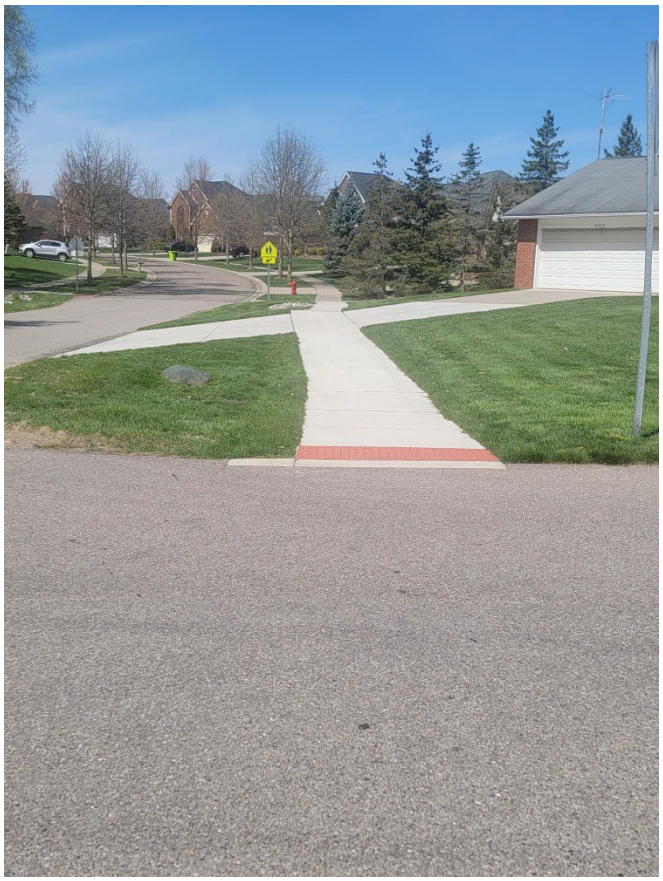
BEFORE – Grand River Avenue at Taft Road Intersection (north)

AFTER - Grand River Avenue at Taft Road Intersection (north)

BEFORE – Willowbrook Drive between Guilford and Village Wood Road

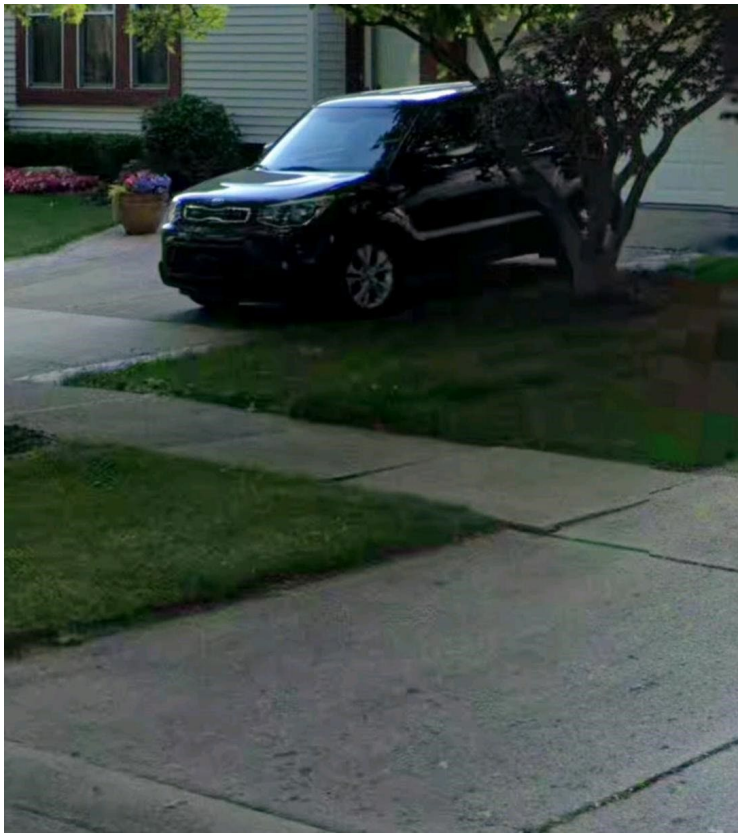
AFTER – Willowbrook Drive between Guilford and Village Wood Road

BEFORE – Safe Routes to School – Borchart Extension (west of Silvery Lane)

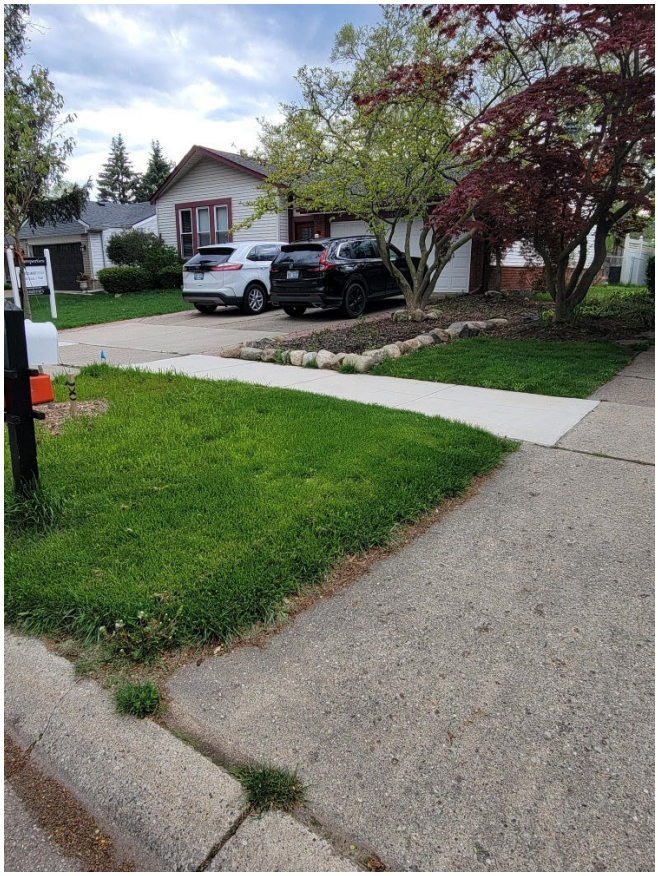


AFTER – Safe Routes to School - Borchart Extension (west of Silvery Lane)

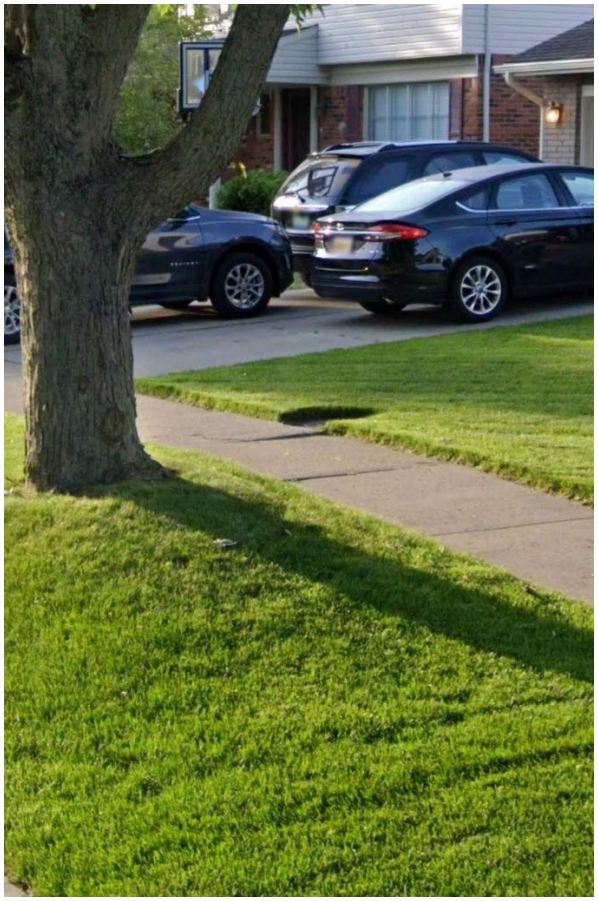
MEADOWBROOK GLENS SIDEWALK REPAIR PROGRAM



BEFORE – 24372 Knollwood Drive

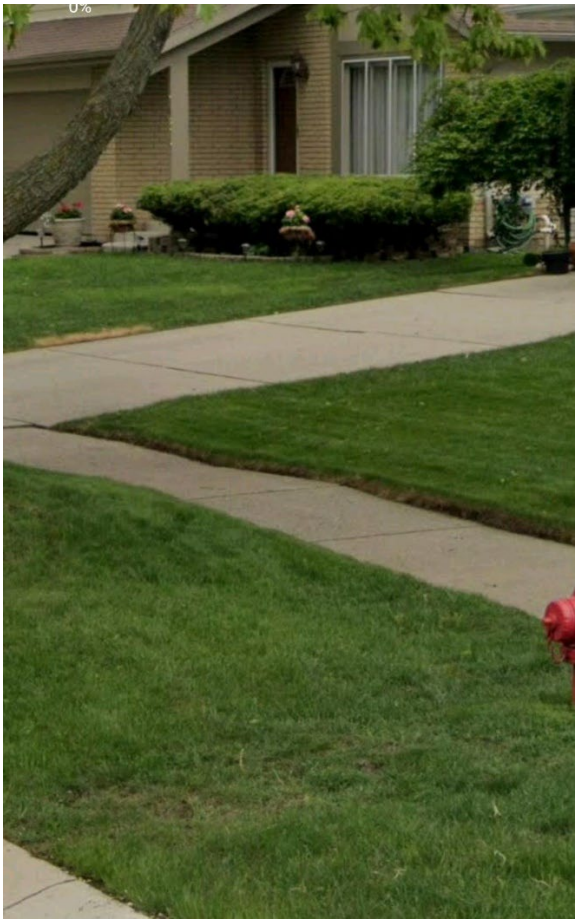


AFTER – 24372 Knollwood Drive

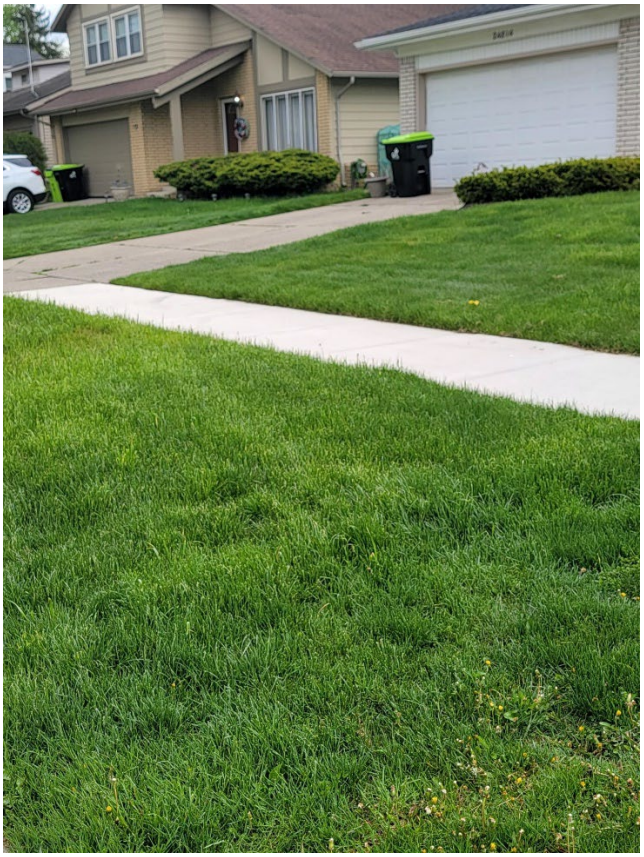


BEFORE – 24669 Apple Crest

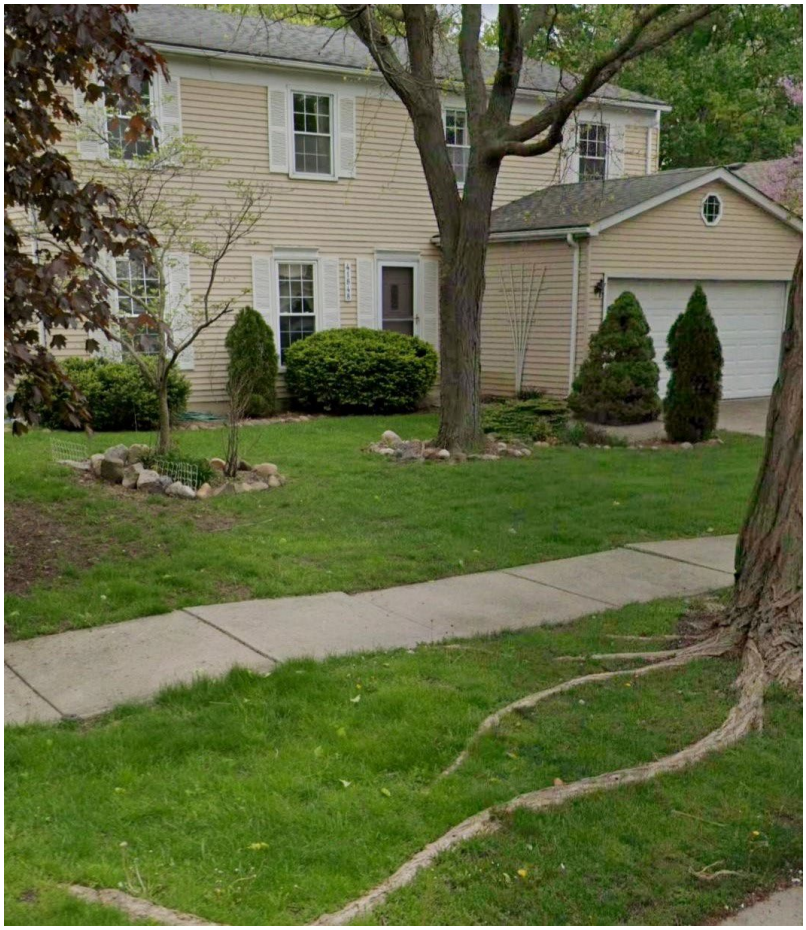
AFTER – 24669 Apple Crest



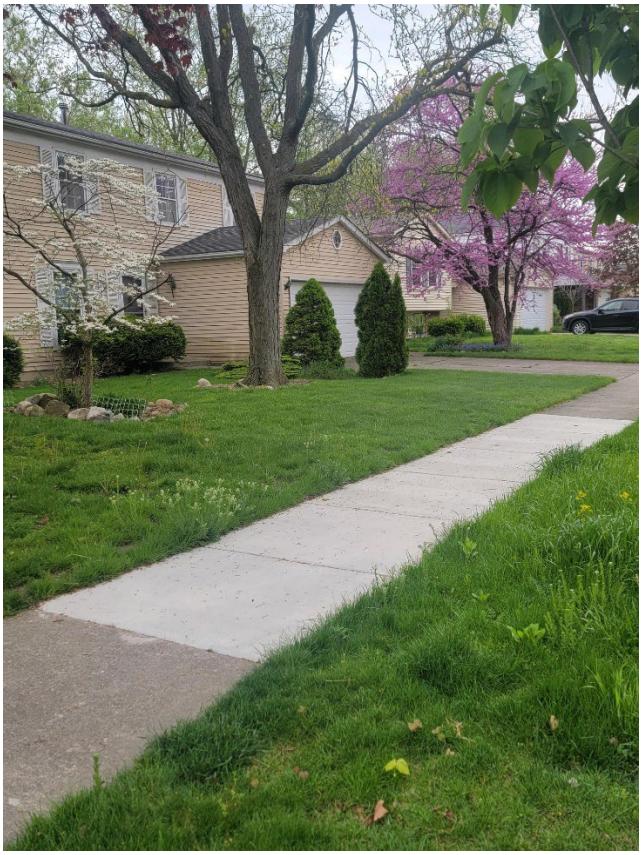
BEFORE – 24802 Park Ridge Road



AFTER – 24802 Park Ridge Road



BEFORE – 41860 Cherry Hill Road



AFTER – 41860 Cherry Hill Road

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

April 12, 2024

Aaron Staup, Construction Engineering Coordinator
City of Novi
Department of Public Works
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

Re: ***2020 Pathway Gap and ADA Compliance- Meadowbrook Glens Sidewalk Repair Program - Merlo Construction Company, Inc.***

Dear Mr. Staup:

We have received and reviewed closing documents for the 2020 Pathway Gap and ADA Compliance- Meadowbrook Glens Sidewalk Repair Program Project:

1. Application for Final Payment
2. Contractor's Sworn Statement
3. Waivers of Lien
4. Consent of Surety to Final Payment
5. Maintenance Bond Rider

The closing documents appear to be in order. The Contractor will be required to provide its Full Unconditional Waiver of Lien at the time of receipt of the final check. Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS
Enclosure
C: Cortney Hanson, Clerk (w/Enclosure)
Ben Croy, City Engineer (w/Enclosure)
Megan Mikus, Deputy Director of Public Works (w/Enclosure)
Thomas R. Schultz, Esquire (w/Enclosure)

DocuSign Envelope ID: 18F99B47-71C8-4170-B8DA-9054365D7EFB

CITY OF NOVI

Balance Due This Payment = $ 155,266.91

PURCHASE ORDER NO.
96323

26300 Lee BeGole Dr.
Novi, Michigan 48375
Tel: (248) 347-0454
Fax: (248) 735-5659

APPLICATION FOR FINAL PAYMENT

PROJECT: 2020 Pathway Gap & ADA

NOVI PROJECT NO.: 20-5001
CIP NO.: Various

PAYMENT NO.: FINAL

OWNER: City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

ENGINEER: OHM Advisors
34000 Plymouth Road
Livonia, Michigan 48150
(734) 522-6711

CONTRACTOR: Merlo Construction Company, Inc.
4964 Technical Drive
Milford, Michigan 48381
(248) 640-2147

CONTRACT AMOUNT

ORIGINAL: $823,127.40

REVISED: $1,153,204.80

FINAL COMPLETION DATES

ORIGINAL: June 30, 2021
REVISED:
ACTUAL:

DATES OF ESTIMATE

FROM: April 16, 2023
TO: November 4, 2023

SECTION 1. **COST OF COMPLETED WORK TO DATE**

Item No.	DIVISION 1 - Beck Rd - Segment 39 GL# 204-446.00-974.457 Description of Item	Unit	CONTRACT ITEMS (Original) Quantity	Cost/Unit	Total Amt	CONTRACT ITEMS (Revised) Quantity	Cost/Unit	Total Amt	THIS PERIOD Quantity	Amount	%	TOTAL TO DATE Quantity	Amount	%
0	Crew Days - Div. 1 - Beck Rd	CD	13.00	$ 700.00	$ 9,100.00	13.00	$ 700.00	$ 9,100.00				8.00	$ 5,600.00	62%
0	Crew Days - Div. 2 - Wixom Rd	CD	11.00	$ 700.00	$ 7,700.00	11.00	$ 700.00	$ 7,700.00				7.00	$ 4,900.00	64%
0	Crew Days - Div. 3 - Haggerty/8	CD	16.00	$ 700.00	$ 11,200.00	16.00	$ 700.00	$ 11,200.00				16.00	$ 11,200.00	100%
0	Crew Days - Div. 4 - Haggerty/OHP	CD	18.00	$ 700.00	$ 12,600.00	18.00	$ 700.00	$ 12,600.00				26.50	$ 19,950.00	158%
0	Crew Days - Div. 5 - Haggerty/9	CD	14.00	$ 700.00	$ 9,800.00	14.00	$ 700.00	$ 9,800.00				19.50	$ 13,650.00	139%
0	Crew Days - Div. 6 - ADA @ GR	CD	22.00	$ 700.00	$ 15,400.00	22.00	$ 700.00	$ 15,400.00				8.50	$ 5,950.00	39%
0	Crew Days - Div. 7 - 11 Mile/Clark	CD	14.00	$ 700.00	$ 9,800.00	14.00	$ 700.00	$ 9,800.00				3.00	$ 2,100.00	21%
0	Crew Days - Div. 8 - Willowbrook	CD	13.00	$ 700.00	$ 9,100.00	13.00	$ 700.00	$ 9,100.00				6.50	$ 4,550.00	50%
0	Crew Days - Div. 9 - GR @ Old Orch	CD	11.00	$ 700.00	$ 7,700.00	11.00	$ 700.00	$ 7,700.00				3.00	$ 2,100.00	27%
0	Crew Days - Div. 11 - MbrkGlens Sidewalk	CE	0.00	$ 700.00		11.00	$ 700.00	$ 7,700.00	11.00	$ 7,700.00		11.00	$ 7,700.00	100%
	TOTAL CREW DAYS		**132.00**	**$ 700.00**	**$ 92,400.00**	**132.00**	**$ 700.00**	**$ 92,400.00**				**111.00**	**$ 77,700.00**	**84%**
1	Mobilization, Max 5%	LS	1.00	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00	$ 3,500.00				1.00	$ 3,500.00	100%
2	Tree, Rem, 19-inch to 36-inch	EA	1.00	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	$ 2,500.00				1.00	$ 2,500.00	100%
3	Tree, Rem, 6-inch to 18-inch	EA	1.00	$ 450.00	$ 450.00	1.00	$ 450.00	$ 450.00				1.00	$ 450.00	100%
4	Curb and Gutter, Remove	LF	53.00	$ 17.00	$ 901.00	53.00	$ 17.00	$ 901.00				53.00	$ 901.00	100%
5	Pavt, Remove	SY	14.00	$ 18.00	$ 252.00	81.61	$ 18.00	$ 1,468.98				81.61	$ 1,468.98	100%
6	Sidewalk, Remove	SY	89.00	$ 15.00	$ 1,335.00	94.67	$ 15.00	$ 1,420.05				94.67	$ 1,420.05	100%
7	Granular Material, Cl II	CY	50.00	$ 26.00	$ 1,300.00	38.50	$ 26.00	$ 1,001.00				38.50	$ 1,001.00	100%
8	Subgrade Undercutting, Type II	CY	10.00	$ 36.00	$ 360.00	0.00	$ 36.00	$ -				0.00		
9	Ditch Grading	LF	286.00	$ 32.00	$ 9,152.00	286.00	$ 32.00	$ 9,152.00				286.00	$ 9,152.00	100%
10	Clearing	SY	267.00	$ 8.00	$ 2,136.00	267.00	$ 8.00	$ 2,136.00				267.00	$ 2,136.00	100%
11	Earthwork	LS	1.00	$ 8,000.00	$ 8,000.00	1.00	$ 8,000.00	$ 8,000.00				1.00	$ 8,000.00	100%
12	Erosion Control, Check Dam, Stone	LF	14.00	$ 1.00	$ 14.00	0.00	$ 1.00	$ -				0.00		
13	Erosion Control, Silt Fence	LF	429.00	$ 2.50	$ 1,072.50	389.00	$ 2.50	$ 972.50				389.00	$ 972.50	100%
14	Audio-Video Route Survey	LS	1.00	$ 825.00	$ 825.00	1.00	$ 825.00	$ 825.00				1.00	$ 825.00	100%
15	Aggregate Base, 21AA, 4-inch	SY	516.00	$ 12.00	$ 6,192.00	484.55	$ 12.00	$ 5,814.60				484.55	$ 5,814.60	100%
16	Aggregate Base, 21AA, 6-inch	SY	46.00	$ 14.00	$ 644.00	20.30	$ 14.00	$ 284.20				20.30	$ 284.20	100%
17	Maintenance Aggregate	TON	6.00	$ 20.00	$ 120.00	0.00	$ 20.00	$ -				0.00		
18	Culvert, HP Storm, 12-inch	LF	40.00	$ 85.00	$ 3,400.00	40.00	$ 85.00	$ 3,400.00				40.00	$ 3,400.00	100%
19	Culv, End Section, 12-inch	EA	3.00	$ 300.00	$ 900.00	3.00	$ 300.00	$ 900.00				3.00	$ 900.00	100%
20	Sewer, Cl II, 12-inch, Tr Det A	LF	4.00	$ 150.00	$ 600.00	4.00	$ 150.00	$ 600.00				4.00	$ 600.00	100%
21	Sanitary Manhole Cover, Adj	EA	1.00	$ 650.00	$ 650.00	1.00	$ 650.00	$ 650.00				1.00	$ 650.00	100%
22	Dr Structure, Adj, Add Depth	VF	4.00	$ 85.00	$ 340.00	0.00	$ 85.00	$ -				0.00		
23	HMA Driveway, 13A, 3-inch	TON	8.00	$ 400.00	$ 3,200.00	0.00	$ 400.00	$ -				0.00		
24	Curb and Gutter, Conc, Det F4	LF	286.00	$ 26.00	$ 7,436.00	296.00	$ 26.00	$ 7,696.00				296.00	$ 7,696.00	100%
25	Sidewalk, Conc, 4-inch	SF	3603.00	$ 5.00	$ 18,015.00	3534.00	$ 5.00	$ 17,670.00				3534.00	$ 17,670.00	100%
26	Sidewalk, Conc, 6-inch	SF	88.00	$ 6.00	$ 528.00	298.50	$ 6.00	$ 1,791.00				298.50	$ 1,791.00	100%
27	Curb Ramp Opening, Conc	LF	12.00	$ 20.00	$ 240.00	10.00	$ 20.00	$ 200.00				10.00	$ 200.00	100%
28	Traffic Maintenance and Control	LS	1.00	$ 7,000.00	$ 7,000.00	1.00	$ 7,000.00	$ 7,000.00				1.00	$ 7,000.00	100%
29	Irrigation Repairs	LS	1.00	$ 700.00	$ 700.00	0.00	$ 700.00	$ -				0.00		
30	Restoration	LS	1.00	$ 2,050.00	$ 2,050.00	1.00	$ 2,050.00	$ 2,050.00				1.00	$ 2,050.00	100%
31	Contingency Allowance	LS	1.00	$ 3,000.00	$ 3,000.00	0.00	$ 3,000.00	$ -				0.00		
32	Permit Allowance	LS	1.00	$ 750.00	$ 750.00	0.00	$ 750.00	$ -				0.00		
	TOTAL THIS SHEET				$ 87,562.50			$ 80,382.33		$ -			$ 80,382.33	100%

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CITY OF NOVI

26300 Lee BeGole Dr.
Novi, Michigan 48375
Tel: (248) 347-0454
Fax: (248) 735-5659

APPLICATION FOR FINAL PAYMENT

PROJECT: 2020 Pathway Gap & ADA **NOVI PROJECT NO.:** 20-5001 **PAYMENT NO.:** FINAL

SECTION 1. **COST OF COMPLETED WORK TO DATE**

Item No.	DIVISION 2 - Wixom Rd - Segment 43 GL# 401-446.00-974.472 Description of Item	Unit	CONTRACT ITEMS (Original) Quantity	Cost/Unit	Total Amt	CONTRACT ITEMS (Revised) Quantity	Cost/Unit	Total Amt	THIS PERIOD Quantity	Amount	%	TOTAL TO DATE Quantity	Amount	%
33	Mobilization, Max 5%	LS	1.00	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00	$ 3,500.00				1.00	$ 3,500.00	100%
34	Tree, Rem, 6-inch to 18-inch	EA	3.00	$ 600.00	$ 1,800.00	3.00	$ 600.00	$ 1,800.00				3.00	$ 1,800.00	100%
35	Curb and Gutter, Remove	LF	22.00	$ 17.00	$ 374.00	23.00	$ 17.00	$ 391.00				23.00	$ 391.00	100%
36	Pavt, Remove	SY	80.00	$ 18.00	$ 1,440.00	91.22	$ 18.00	$ 1,641.96				91.22	$ 1,641.96	100%
37	Sidewalk, Remove	SY	31.00	$ 15.00	$ 465.00	33.33	$ 15.00	$ 499.95				33.33	$ 499.95	100%
38	Rock, Relocate	EA	8.00	$ 50.00	$ 400.00	2.00	$ 50.00	$ 100.00				2.00	$ 100.00	100%
39	Granular Material, Cl II	CY	80.00	$ 26.00	$ 2,080.00	38.50	$ 26.00	$ 1,001.00				38.50	$ 1,001.00	100%
40	Subgrade Undercutting, Type II	CY	10.00	$ 36.00	$ 360.00	0.00	$ 36.00					0.00		
41	Ditch Grading	LF	143.00	$ 32.00	$ 4,576.00	38.00	$ 32.00	$ 1,216.00				38.00	$ 1,216.00	100%
42	Clearing	SY	180.00	$ 10.00	$ 1,800.00	180.00	$ 10.00	$ 1,800.00				180.00	$ 1,800.00	100%
43	Earthwork	LS	1.00	$ 4,000.00	$ 4,000.00	1.00	$ 4,000.00	$ 4,000.00				1.00	$ 4,000.00	100%
44	Erosion Control, Inlet Protection	EA	1.00	$ 150.00	$ 150.00	0.00	$ 150.00					0.00		
45	Erosion Control, Silt Fence	LF	184.00	$ 2.50	$ 460.00	0.00	$ 2.50					0.00		
46	Audio-Route Route Survey	LS	1.00	$ 725.00	$ 725.00	1.00	$ 725.00	$ 725.00				1.00	$ 725.00	100%
47	Aggregate Base, 21AA, 4-inch	SY	183.00	$ 12.00	$ 2,196.00	177.56	$ 12.00	$ 2,130.72				177.56	$ 2,130.72	100%
48	Aggregate Base, 21AA, 6-inch	SY	74.00	$ 14.00	$ 1,036.00	60.00	$ 14.00	$ 840.00				60.00	$ 840.00	100%
49	Maintenance Aggregate	TON	63.00	$ 20.00	$ 1,260.00	11.00	$ 20.00	$ 220.00				11.00	$ 220.00	100%
50	Sewer, Cl II, 12-inch, Tr Det A	LF	30.00	$ 150.00	$ 4,500.00	30.00	$ 150.00	$ 4,500.00				30.00	$ 4,500.00	100%
51	Sewer, Cl II, 12-inch, Tr Det B	LF	20.00	$ 200.00	$ 4,000.00	23.00	$ 200.00	$ 4,600.00				23.00	$ 4,600.00	100%
52	Sanitary Manhole Cover, Adj	EA	1.00	$ 650.00	$ 650.00	1.00	$ 650.00	$ 650.00				1.00	$ 650.00	100%
53	Dr Structure, 24-inch Dia	EA	1.00	$ 1,200.00	$ 1,200.00	1.00	$ 1,200.00	$ 1,200.00				1.00	$ 1,200.00	100%
54	Dr Structure, Tap, 12-inch	EA	1.00	$ 450.00	$ 450.00	1.00	$ 450.00	$ 450.00				1.00	$ 450.00	100%
55	HMA, Driveway, 13A, 3-inch	TON	24.00	$ 200.00	$ 4,800.00	24.00	$ 200.00	$ 4,800.00				24.00	$ 4,800.00	100%
56	HMA, Hand Patching	TON	3.00	$ 300.00	$ 900.00	0.00	$ 300.00					0.00		
57	Curb and Gutter, Conc, Det F4	LF	22.00	$ 26.00	$ 572.00	23.00	$ 26.00	$ 598.00				23.00	$ 598.00	100%
58	Sidewalk, Conc, 4-inch	SY	1254.00	$ 5.00	$ 6,270.00	1264.00	$ 5.00	$ 6,320.00				1264.00	$ 6,320.00	100%
59	Sidewalk, Conc, 6-inch	SY	192.00	$ 6.00	$ 1,152.00	662.13	$ 6.00	$ 3,972.78				662.13	$ 3,972.78	100%
60	Traffic Maintenance and Control	LS	1.00	$ 7,000.00	$ 7,000.00	1.00	$ 7,000.00	$ 7,000.00				1.00	$ 7,000.00	100%
61	Irrigation Repairs	LS	1.00	$ 800.00	$ 800.00	0.63	$ 800.00	$ 504.00				0.63	$ 504.00	100%
62	Restoration	LS	1.00	$ 1,275.00	$ 1,275.00	1.00	$ 1,275.00	$ 1,275.00				1.00	$ 1,275.00	100%
63	Contingency Allowance	LS	1.00	$ 3,000.00	$ 3,000.00	1.00	$ 3,000.00	$ 3,000.00				1.00	$ 3,000.00	100%
64	Permit Allowance	LS	1.00	$ 750.00	$ 750.00	0.00	$ 750.00					0.00		
	TOTAL FROM THIS SHEET				$ 63,941.00			$ 58,735.41		$ -			$ 58,735.41	
	TOTAL FROM OTHER SHEET				$ 87,562.50			$ 80,382.33		$ -			$ 80,382.33	
	SUBTOTAL				$ 151,503.50			$ 139,117.74		$ -			$ 139,117.74	100%

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CITY OF NOVI

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Tel: (248) 347-0454
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APPLICATION FOR FINAL PAYMENT

PROJECT: 2020 Pathway Gap & ADA **NOVI PROJECT NO.:** 20-5001 **PAYMENT NO.:** FINAL

SECTION 1. **COST OF COMPLETED WORK TO DATE**

Item No.	DIVISION 3 - Haggerty Rd - Segment 120A GL# 401-446.00-974.470 Description of Item	Unit	CONTRACT ITEMS (Original) Quantity	Cost/Unit	Total Amt	CONTRACT ITEMS (Revised) Quantity	Cost/Unit	Total Amt	THIS PERIOD Quantity	Amount	%	TOTAL TO DATE Quantity	Amount	%
65	Mobilization, Max 5%	LS	1.00	$ 4,200.00	$ 4,200.00	1.00	$ 4,200.00	$ 4,200.00				1.00	$ 4,200.00	100%
66	Curb and Gutter, Remove	LF	73.00	$ 17.00	$ 1,241.00	68.00	$ 17.00	$ 1,156.00				68.00	$ 1,156.00	100%
67	Pavt, Remove	SY	233.00	$ 18.00	$ 4,194.00	93.40	$ 18.00	$ 1,681.20				93.40	$ 1,681.20	100%
68	Sidewalk, Remove	SY	25.00	$ 15.00	$ 375.00	64.17	$ 15.00	$ 962.55				64.17	$ 962.55	100%
69	Granular Material, Cl II	CY	110.00	$ 26.00	$ 2,860.00	0.00	$ 26.00	$ -				0.00	$ -	
70	Subgrade Undercutting, Type II	CY	29.00	$ 36.00	$ 1,044.00	0.00	$ 36.00	$ -				0.00	$ -	
71	Earthwork	LS	1.00	$ 13,500.00	$ 13,500.00	1.00	$ 13,500.00	$ 13,500.00				1.00	$ 13,500.00	100%
72	Erosion Control, Inlet Protection	EA	6.00	$ 150.00	$ 900.00	4.00	$ 150.00	$ 600.00				4.00	$ 600.00	100%
73	Erosion Control, Silt Fence	LF	712.00	$ 2.50	$ 1,780.00	503.00	$ 2.50	$ 1,257.50				503.00	$ 1,257.50	100%
74	Audio-Video Route Survey	LS	1.00	$ 1,025.00	$ 1,025.00	1.00	$ 1,025.00	$ 1,025.00				1.00	$ 1,025.00	100%
75	Aggregate Base, 21AA, 4-inch	SY	321.00	$ 12.00	$ 3,852.00	484.44	$ 12.00	$ 5,813.28				484.44	$ 5,813.28	100%
76	Aggregate Base, 21AA, 6-inch	SY	570.00	$ 14.00	$ 7,980.00	167.40	$ 14.00	$ 2,343.60				167.40	$ 2,343.60	100%
77	Aggregate Base, 21AA, 8-inch	SY	9.00	$ 20.00	$ 180.00	0.00	$ 20.00	$ -				0.00	$ -	
78	Maintenance Aggregate	TON	17.00	$ 20.00	$ 340.00	0.00	$ 20.00	$ -				0.00	$ -	
79	HMA, 3C, 2.5-inch, Driveway	TON	321.00	$ 20.00	$ 6,420.00	647.20	$ 20.00	$ 12,944.00				647.20	$ 12,944.00	100%
80	HMA, 4C, 2.5-inch, Driveway	TON	321.00	$ 25.00	$ 8,025.00	0.00	$ 25.00	$ -				0.00	$ -	
81	HMA, 5E3, 2-inch, Driveway	TON	321.00	$ 23.00	$ 7,383.00	323.60	$ 23.00	$ 7,442.80				323.60	$ 7,442.80	100%
82	HMA, Hand Patching	TON	1.00	$ 250.00	$ 250.00	0.00	$ 250.00	$ -				0.00	$ -	
83	Modular Block Retaining Wall	SF	228.00	$ 46.00	$ 10,488.00	270.50	$ 46.00	$ 12,443.00				270.50	$ 12,443.00	100%
84	Curb and Gutter, Conc, Det F4	LF	35.00	$ 26.00	$ 910.00	15.00	$ 26.00	$ 390.00				15.00	$ 390.00	100%
85	Detectable Warning Surface	LF	25.00	$ 38.00	$ 950.00	5.00	$ 38.00	$ 190.00				5.00	$ 190.00	100%
86	Sidewalk Ramp, Conc, 6-inch	SY	238.00	$ 6.00	$ 1,428.00	189.00	$ 6.00	$ 1,134.00				189.00	$ 1,134.00	100%
87	Sidewalk, Conc, 4-inch	SY	5029.00	$ 5.00	$ 25,145.00	3962.66	$ 5.00	$ 19,813.30				3962.66	$ 19,813.30	100%
88	Sidewalk, Conc, 6-inch	SY	264.00	$ 8.00	$ 2,112.00	0.00	$ 8.00	$ -				0.00	$ -	
89	Curb Ramp Opening, Conc	LF	40.00	$ 20.00	$ 800.00	51.00	$ 20.00	$ 1,020.00				51.00	$ 1,020.00	100%
90	Pavt Mrkg, O-C-P, 6", Crosswalk	LF	188.00	$ 4.00	$ 752.00	196.00	$ 4.00	$ 784.00				196.00	$ 784.00	100%
91	Pavt Mrkg, O-C-P, 18", Stop Bar	LF	23.00	$ 9.00	$ 207.00	19.00	$ 9.00	$ 171.00				19.00	$ 171.00	100%
92	Traffic Maintenance and Control	LS	1.00	$ 7,000.00	$ 7,000.00	1.00	$ 7,000.00	$ 7,000.00				1.00	$ 7,000.00	100%
93	Rem, Salv, Replace Landscaping	LS	1.00	$ 550.00	$ 550.00	0.00	$ 550.00	$ -				0.00	$ -	
94	Pushbutton, Remove	EA	6.00	$ 178.00	$ 1,068.00	6.00	$ 178.00	$ 1,068.00				6.00	$ 1,068.00	100%
95	TS, Ped, Bracket Arm, Mtd, Rem	EA	3.00	$ 354.00	$ 1,062.00	3.00	$ 354.00	$ 1,062.00				3.00	$ 1,062.00	100%
96	TS, Ped, Pedestal, Mtd, Rem	EA	1.00	$ 354.00	$ 354.00	1.00	$ 354.00	$ 354.00				1.00	$ 354.00	100%
97	TS, Ped, O-W Bracket Arm LED	EA	2.00	$ 1,246.00	$ 2,492.00	2.00	$ 1,246.00	$ 2,492.00				2.00	$ 2,492.00	100%
98	TS, Ped, T-W Bracket Arm LED	EA	1.00	$ 1,563.00	$ 1,563.00	1.00	$ 1,563.00	$ 1,563.00				1.00	$ 1,563.00	100%
99	TS, Ped, T-W Pedestal LED	EA	1.00	$ 1,668.00	$ 1,668.00	1.00	$ 1,668.00	$ 1,668.00				1.00	$ 1,668.00	100%
100	TS, Face, Bag	EA	5.00	$ 75.00	$ 375.00	0.00	$ 75.00	$ -				0.00	$ -	
101	TS, Face, Bag, Remove	EA	5.00	$ 75.00	$ 375.00	0.00	$ 75.00	$ -				0.00	$ -	
102	Gatewell Cover, Adjust	EA	1.00	$ 425.00	$ 425.00	1.00	$ 425.00	$ 425.00				1.00	$ 425.00	100%
103	Irrigation Repairs	LS	1.00	$ 900.00	$ 900.00	1.00	$ 900.00	$ 900.00				1.00	$ 900.00	100%
104	Restoration	LS	1.00	$ 4,500.00	$ 4,500.00	1.00	$ 4,500.00	$ 4,500.00				1.00	$ 4,500.00	100%
105	Contingency Allowance	LS	1.00	$ 8,666.00	$ 8,666.00	0.00	$ 8,666.00	$ -				0.00	$ -	
106	Permit Allowance	LS	1.00	$ 2,166.00	$ 2,166.00	1.00	$ 2,166.00	$ 2,166.00				1.00	$ 2,166.00	100%
	TOTAL FROM THIS SHEET				$ 141,505.00			$ 112,069.23		$ -			$ 112,069.23	
	TOTAL FROM OTHER SHEETS				$ 151,503.50			$ 139,117.74		$ -			$ 139,117.74	
	SUBTOTAL				$ 293,008.50			$ 251,186.97		$ -			$ 251,186.97	100%

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APPLICATION FOR FINAL PAYMENT

PROJECT: 2020 Pathway Gap & ADA **NOVI PROJECT NO.:** 20-5001 **PAYMENT NO.:** FINAL

SECTION 1. **COST OF COMPLETED WORK TO DATE**

Item No.	DIVISION 4 - Haggerty Rd - Segment 120B GL# 401-446.00-974.471 Description of Item	Unit	CONTRACT ITEMS (Original) Quantity	Cost/Unit	Total Amt	CONTRACT ITEMS (Revised) Quantity	Cost/Unit	Total Amt	THIS PERIOD Quantity	Amount	%	TOTAL TO DATE Quantity	Amount	%
107	Mobilization, Max 5%	LS	1.00	$ 6,600.00	$ 6,600.00	1.00	$ 6,600.00	$ 6,600.00				1.00	$ 6,600.00	100%
108	Tree, Rem, 6-inch to 18-inch	EA	1.00	$ 600.00	$ 600.00	1.00	$ 600.00	$ 600.00				1.00	$ 600.00	100%
109	Curb and Gutter, Remove	LF	64.00	$ 17.00	$ 1,088.00	116.50	$ 17.00	$ 1,980.50				116.50	$ 1,980.50	100%
110	Sidewalk, Remove	SY	28.00	$ 15.00	$ 420.00	108.80	$ 15.00	$ 1,632.00				108.80	$ 1,632.00	100%
111	Granular Material, Cl II	CY	60.00	$ 26.00	$ 1,560.00	0.00	$ 26.00	$ -				0.00	$ -	
112	Subgrade Undercutting, Type II	CY	29.00	$ 36.00	$ 1,044.00	29.00	$ 36.00	$ 1,044.00				29.00	$ 1,044.00	100%
113	Earthwork	LS	1.00	$ 13,500.00	$ 13,500.00	1.00	$ 13,500.00	$ 13,500.00				1.00	$ 13,500.00	100%
114	Erosion Control, Inlet Protection	EA	3.00	$ 150.00	$ 450.00	2.00	$ 150.00	$ 300.00				2.00	$ 300.00	100%
115	Erosion Control, Silt Fence	LF	208.00	$ 2.50	$ 520.00	200.00	$ 2.50	$ 500.00				200.00	$ 500.00	100%
116	Audio-Video Route Survey	LS	1.00	$ 1,025.00	$ 1,025.00	1.00	$ 1,025.00	$ 1,025.00				1.00	$ 1,025.00	100%
117	Aggregate Base, 21AA, 4-inch	SY	643.00	$ 12.00	$ 7,716.00	411.12	$ 12.00	$ 4,933.44				411.12	$ 4,933.44	100%
118	Aggregate Base, 21AA, 6-inch	SY	7.00	$ 14.00	$ 98.00	0.00	$ 14.00	$ -				0.00	$ -	
119	Maintenance Aggregate	TON	17.00	$ 20.00	$ 340.00	0.00	$ 20.00	$ -				0.00	$ -	
120	Dr Structure Cover, Adj, Case 2	EA	1.00	$ 400.00	$ 400.00	1.00	$ 400.00	$ 400.00				1.00	$ 400.00	100%
121	Utility Structure Cover, Adj	EA	1.00	$ 400.00	$ 400.00	1.00	$ 400.00	$ 400.00				1.00	$ 400.00	100%
122	HMA, Hand Patching	TON	3.00	$ 350.00	$ 1,050.00	0.33	$ 350.00	$ 115.50				0.33	$ 115.50	100%
123	Modular Block Retaining Wall	SF	936.00	$ 46.00	$ 43,056.00	892.26	$ 46.00	$ 41,043.96				892.26	$ 41,043.96	100%
124	Curb and Gutter, Conc, Det F4	LF	6.00	$ 26.00	$ 156.00	38.10	$ 26.00	$ 990.60				38.10	$ 990.60	100%
125	Detectable Warning Surface	LF	39.00	$ 38.00	$ 1,482.00	47.50	$ 38.00	$ 1,805.00				47.50	$ 1,805.00	100%
126	Sidewalk Ramp, Conc, 6-inch	SY	234.00	$ 6.00	$ 1,404.00	431.50	$ 6.00	$ 2,589.00				431.50	$ 2,589.00	100%
127	Sidewalk, Conc, 4-inch	SY	5547.00	$ 5.00	$ 27,735.00	3700.40	$ 5.00	$ 18,502.00				3700.40	$ 18,502.00	100%
128	Curb Ramp Opening, Conc	LF	56.00	$ 20.00	$ 1,120.00	92.90	$ 20.00	$ 1,858.00				92.90	$ 1,858.00	100%
129	Pavt Mrkg, O-C-P, 6", Crosswalk	LF	217.00	$ 4.00	$ 868.00	205.00	$ 4.00	$ 820.00				205.00	$ 820.00	100%
130	Pavt Mrkg, O-C-P, 18", Stop Bar	LF	22.00	$ 9.00	$ 198.00	55.00	$ 9.00	$ 495.00				55.00	$ 495.00	100%
131	Traffic Maintenance and Control	LS	1.00	$ 7,000.00	$ 7,000.00	1.00	$ 7,000.00	$ 7,000.00				1.00	$ 7,000.00	100%
132	Planting Mix, 12-inch Depth	CY	13.00	$ 80.00	$ 1,040.00	0.00	$ 80.00	$ -				0.00	$ -	
133	D-S Hardwood Bark Mulch, 3-inch	CY	4.00	$ 75.00	$ 300.00	0.00	$ 75.00	$ -				0.00	$ -	
134	Hypericum prolificum, #1 Cont.	EA	31.00	$ 45.00	$ 1,395.00	0.00	$ 45.00	$ -				0.00	$ -	
135	Rosa x 'NOA97400A', #3 Cont.	EA	20.00	$ 45.00	$ 900.00	0.00	$ 45.00	$ -				0.00	$ -	
136	Schizachyrium scoparium, #3 Cont.	EA	36.00	$ 45.00	$ 1,620.00	0.00	$ 45.00	$ -				0.00	$ -	
137	Rem, Salv, Replace Landscaping	LS	1.00	$ 3,500.00	$ 3,500.00	0.00	$ 3,500.00	$ -				0.00	$ -	
138	Watering & Cultivation, 1st Season	LS	1.00	$ 10,000.00	$ 10,000.00	0.00	$ 10,000.00	$ -				0.00	$ -	
139	Watering & Cultivation, 2nd Season	LS	1.00	$ 15,000.00	$ 15,000.00	0.00	$ 15,000.00	$ -				0.00	$ -	
140	Conduit, DB, 1, 1 1/4-inch	LF	75.00	$ 18.00	$ 1,350.00	70.00	$ 18.00	$ 1,260.00				70.00	$ 1,260.00	100%
141	Pushbutton and Sign	EA	4.00	$ 448.00	$ 1,792.00	4.00	$ 448.00	$ 1,792.00				4.00	$ 1,792.00	100%
142	Pushbutton, Remove	EA	6.00	$ 178.00	$ 1,068.00	6.00	$ 178.00	$ 1,068.00				6.00	$ 1,068.00	100%
143	TS, Ped, Bracket Arm Mtd, Rem	EA	1.00	$ 354.00	$ 354.00	0.00	$ 354.00	$ -				0.00	$ -	
144	TS, Ped, Pedestal Mtd, Rem	EA	2.00	$ 354.00	$ 708.00	3.00	$ 354.00	$ 1,062.00				3.00	$ 1,062.00	100%
145	TS, Ped, O-W Bracket Arm, LED	EA	1.00	$ 1,246.00	$ 1,246.00	0.00	$ 1,246.00	$ -				0.00	$ -	
146	TS, Face, Bag	EA	5.00	$ 75.00	$ 375.00	0.00	$ 75.00	$ -				0.00	$ -	
147	TS, Face, Bag, Remove	EA	5.00	$ 75.00	$ 375.00	0.00	$ 75.00	$ -				0.00	$ -	
148	Pushbutton Support Post, RCOC	EA	4.00	$ 1,165.00	$ 4,660.00	4.00	$ 1,165.00	$ 4,660.00				4.00	$ 4,660.00	100%
149	Irrigation Repairs	LS	1.00	$ 1,100.00	$ 1,100.00	1.00	$ 1,100.00	$ 1,100.00				1.00	$ 1,100.00	100%
150	Restoration	LS	1.00	$ 2,525.00	$ 2,525.00	1.00	$ 2,525.00	$ 2,525.00				1.00	$ 2,525.00	100%
151	Contingency Allowance	LS	1.00	$ 8,666.00	$ 8,666.00	0.54	$ 8,666.00	$ 4,644.50				0.54	$ 4,644.50	100%
152	Permit Allowance	LS	1.00	$ 2,166.00	$ 2,166.00	1.00	$ 2,166.00	$ 2,166.00				1.00	$ 2,166.00	100%
	TOTAL FROM THIS SHEET				$ 179,970.00			$ 128,411.50		$ -			$ 128,411.50	
	TOTAL FROM OTHER SHEETS				$ 293,008.50			$ 251,186.97		$ -			$ 251,186.97	
	SUBTOTAL				$ 472,978.50			$ 379,598.47		$ -			$ 379,598.47	100%

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APPLICATION FOR FINAL PAYMENT

PROJECT: 2020 Pathway Gap & ADA **NOVI PROJECT NO.:** 20-5001 **PAYMENT NO.:** FINAL

SECTION 1. **COST OF COMPLETED WORK TO DATE**

Item No.	DIVISION 5 - Haggerty Rd - Segment 120C GL# 401-446.00-974.474 Description of Item	Unit	CONTRACT ITEMS (Original) Quantity	Cost/Unit	Total Amt	CONTRACT ITEMS (Revised) Quantity	Cost/Unit	Total Amt	THIS PERIOD Quantity	Amount	%	TOTAL TO DATE Quantity	Amount	%
153	Mobilization, Max 5%	LS	1.00	$ 4,200.00	$ 4,200.00	1.00	$ 4,200.00	$ 4,200.00				1.00	$ 4,200.00	100%
154	Tree, Rem, 19-inch to 36-inch	EA	4.00	$ 1,075.00	$ 4,300.00	3.00	$ 1,075.00	$ 3,225.00				3.00	$ 3,225.00	100%
155	Curb and Gutter, Remove	LF	16.00	$ 17.00	$ 272.00	20.00	$ 17.00	$ 340.00				20.00	$ 340.00	100%
156	Pavt, Remove	SY	179.00	$ 18.00	$ 3,222.00	94.44	$ 18.00	$ 1,699.92				94.44	$ 1,699.92	100%
157	Sidewalk, Remove	SY	72.00	$ 15.00	$ 1,080.00	30.56	$ 15.00	$ 458.40				30.56	$ 458.40	100%
158	Granular Material, Cl II	CY	70.00	$ 26.00	$ 1,820.00	0.00	$ 26.00	$ -				0.00	$ -	
159	Subgrade Undercutting, Type II	CY	29.00	$ 36.00	$ 1,044.00	0.00	$ 36.00	$ -				0.00	$ -	
160	Ditch Grading	LF	281.00	$ 32.00	$ 8,992.00	281.00	$ 32.00	$ 8,992.00				281.00	$ 8,992.00	100%
161	Clearing	LF	1148.00	$ 18.30	$ 21,008.40	1341.67	$ 18.30	$ 24,552.56				1341.67	$ 24,552.56	100%
162	Earthwork	LS	1.00	$ 6,000.00	$ 6,000.00	1.00	$ 6,000.00	$ 6,000.00				1.00	$ 6,000.00	100%
163	Erosion Control, Inlet Protection	EA	1.00	$ 150.00	$ 150.00	0.00	$ 150.00	$ -				0.00	$ -	
164	Audio-Video Route Survey	LS	1.00	$ 1,025.00	$ 1,025.00	1.00	$ 1,025.00	$ 1,025.00				1.00	$ 1,025.00	100%
165	Aggregate Base, 21AA, 4-inch	SY	203.00	$ 12.00	$ 2,436.00	444.67	$ 12.00	$ 5,336.04				444.67	$ 5,336.04	100%
166	Aggregate Base, 21AA, 6-inch	SY	79.00	$ 14.00	$ 1,106.00	98.67	$ 14.00	$ 1,381.38				98.67	$ 1,381.38	100%
167	Aggregate Base, 21AA, 8-inch	SY	89.00	$ 20.00	$ 1,780.00	0.00	$ 20.00	$ -				0.00	$ -	
168	Maintenance Aggregate	TON	17.00	$ 20.00	$ 340.00	0.00	$ 20.00	$ -				0.00	$ -	
169	Dr Structure Cover	EA	1.00	$ 550.00	$ 550.00	0.00	$ 550.00	$ -				0.00	$ -	
170	HMA, 3C, 2.5-inch, Driveway	TON	89.00	$ 35.00	$ 3,115.00	337.70	$ 35.00	$ 11,819.50				337.70	$ 11,819.50	100%
171	HMA, 4C, 2.5-inch, Driveway	TON	89.00	$ 35.00	$ 3,115.00	94.10	$ 35.00	$ 3,293.50				94.10	$ 3,293.50	100%
172	HMA, 5E3, 2-inch, Driveway	TON	89.00	$ 35.00	$ 3,115.00	215.90	$ 35.00	$ 7,556.50				215.90	$ 7,556.50	100%
173	HMA, Driveway, 13A, 3-inch	TON	30.00	$ 175.00	$ 5,250.00	0.00	$ 175.00	$ -				0.00	$ -	
174	Detectable Warning Surface	LF	10.00	$ 38.00	$ 380.00	0.00	$ 38.00	$ -				0.00	$ -	
175	Sidewalk Ramp, Conc, 6-inch	SY	160.00	$ 6.00	$ 960.00	60.00	$ 6.00	$ 360.00				60.00	$ 360.00	100%
176	Sidewalk, Conc, 4-inch	SY	1542.00	$ 5.00	$ 7,710.00	3631.00	$ 5.00	$ 18,155.00				3631.00	$ 18,155.00	100%
177	Sidewalk, Conc, 6-inch	SY	117.00	$ 6.00	$ 702.00	132.00	$ 6.00	$ 792.00				132.00	$ 792.00	100%
178	Curb Ramp Opening, Conc	LF	16.00	$ 20.00	$ 320.00	28.00	$ 20.00	$ 560.00				28.00	$ 560.00	100%
179	Traffic Maintenance and Control	LS	1.00	$ 6,500.00	$ 6,500.00	1.00	$ 6,500.00	$ 6,500.00				1.00	$ 6,500.00	100%
180	Rem, Salv, Replace Landscaping	LS	1.00	$ 4,500.00	$ 4,500.00	1.00	$ 4,500.00	$ 4,500.00				1.00	$ 4,500.00	100%
181	Irrigation Repairs	LS	1.00	$ 750.00	$ 750.00	1.00	$ 750.00	$ 750.00				1.00	$ 750.00	100%
182	Restoration	LS	1.00	$ 3,100.00	$ 3,100.00	1.00	$ 3,100.00	$ 3,100.00				1.00	$ 3,100.00	100%
183	Contingency Allowance	LS	1.00	$ 8,666.00	$ 8,666.00	0.00	$ 8,666.00	$ -				0.00	$ -	
184	Permit Allowance	LS	1.00	$ 2,166.00	$ 2,166.00	1.00	$ 2,166.00	$ 2,166.00				1.00	$ 2,166.00	100%
	TOTAL FROM THIS SHEET				$ 109,674.40			$ 116,762.80		$ -			$ 116,762.80	
	TOTAL FROM OTHER SHEETS				$ 472,978.50			$ 379,598.47		$ -			$ 379,598.47	
	SUBTOTAL				$ 582,652.90			$ 496,361.27		$ -			$ 496,361.27	100%

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CITY OF NOVI

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APPLICATION FOR FINAL PAYMENT

PROJECT: 2020 Pathway Gap & ADA **NOVI PROJECT NO.:** 20-5001 **PAYMENT NO.:** FINAL

SECTION 1. **COST OF COMPLETED WORK TO DATE**

Item No.	DIVISION 6 - ADA - GR @ SCS & Taft GL# 204-446.00-974.304 Description of Item	Unit	CONTRACT ITEMS (Original) Quantity	Cost/Unit	Total Amt	CONTRACT ITEMS (Revised) Quantity	Cost/Unit	Total Amt	THIS PERIOD Quantity	Amount	%	TOTAL TO DATE Quantity	Amount	%
185	Mobilization, Max 5%	LS	1.00	$ 4,000.00	$ 4,000.00	1.00	$ 4,000.00	$ 4,000.00				1.00	$ 4,000.00	100%
186	Curb and Gutter, Remove	LF	181.00	$ 17.00	$ 3,077.00	198.50	$ 17.00	$ 3,374.50				198.50	$ 3,374.50	100%
187	Sidewalk, Remove	SY	264.00	$ 15.00	$ 3,960.00	295.52	$ 15.00	$ 4,432.80				295.52	$ 4,432.80	100%
188	Granular Material, Cl II	CY	40.00	$ 26.00	$ 1,040.00	0.00	$ 26.00	$ -				0.00	$ -	
189	Subgrade Undercutting, Type II	CY	19.00	$ 36.00	$ 684.00	0.00	$ 36.00	$ -				0.00	$ -	
190	Earthwork	LS	1.00	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00	$ 3,500.00				1.00	$ 3,500.00	100%
191	Erosion Control, Inlet Protection	EA	2.00	$ 150.00	$ 300.00	0.00	$ 150.00	$ -				0.00	$ -	
192	Audio-Video Route Survey	LS	1.00	$ 1,025.00	$ 1,025.00	1.00	$ 1,025.00	$ 1,025.00				1.00	$ 1,025.00	100%
193	Aggregate Base, 21AA, 4-inch	SY	290.00	$ 12.00	$ 3,480.00	308.65	$ 12.00	$ 3,703.80				308.65	$ 3,703.80	100%
194	Aggregate Base, 21AA, 6-inch	SY	20.00	$ 14.00	$ 280.00	0.00	$ 14.00	$ -				0.00	$ -	
195	Maintenance Aggregate	TON	2.00	$ 20.00	$ 40.00	0.00	$ 20.00	$ -				0.00	$ -	
196	Utility Structure Cover, Adj	EA	5.00	$ 400.00	$ 2,000.00	2.00	$ 400.00	$ 800.00				2.00	$ 800.00	100%
197	Curb and Gutter, Conc, Det F3	LF	30.00	$ 26.00	$ 780.00	30.00	$ 26.00	$ 780.00				30.00	$ 780.00	100%
198	Detectable Warning Surface	LF	97.00	$ 38.00	$ 3,686.00	113.00	$ 38.00	$ 4,294.00				113.00	$ 4,294.00	100%
199	Sidewalk Ramp, Conc, 6-inch	SY	1266.00	$ 6.00	$ 7,596.00	1257.33	$ 6.00	$ 7,543.98				1257.33	$ 7,543.98	100%
200	Sidewalk, Conc, 4-inch	SY	1077.00	$ 5.00	$ 5,385.00	1520.50	$ 5.00	$ 7,602.50				1520.50	$ 7,602.50	100%
201	Curb Ramp Opening, Conc	LF	289.00	$ 20.00	$ 5,780.00	166.50	$ 20.00	$ 3,330.00				166.50	$ 3,330.00	100%
202	Sign, Type II, Temp	EA	1.00	$ 200.00	$ 200.00	0.00	$ 200.00	$ -				0.00	$ -	
203	Pavt Mrkg, O-C-P, 6", Crosswalk	LF	904.00	$ 2.50	$ 2,260.00	288.00	$ 2.50	$ 720.00				288.00	$ 720.00	100%
204	Pavt Mrkg, O-C-P, 18", Stop Bar	LF	290.00	$ 7.00	$ 2,030.00	73.00	$ 7.00	$ 511.00				73.00	$ 511.00	100%
205	Remove Spec Marking	LF	877.00	$ 3.00	$ 2,631.00	73.00	$ 3.00	$ 219.00				73.00	$ 219.00	100%
206	Traffic Maintenance and Control	LS	1.00	$ 6,500.00	$ 6,500.00	1.00	$ 6,500.00	$ 6,500.00				1.00	$ 6,500.00	100%
207	Conduit, DB, 1, 1 1/4-inch	LF	135.00	$ 18.00	$ 2,430.00	230.00	$ 18.00	$ 4,140.00				230.00	$ 4,140.00	100%
208	Conduit, DB, 1, 3-inch	LF	20.00	$ 25.00	$ 500.00	0.00	$ 25.00	$ -				0.00	$ -	
209	Hh, Adj	EA	1.00	$ 875.00	$ 875.00	0.00	$ 875.00	$ -				0.00	$ -	
210	Pedestal, Alum	EA	1.00	$ 922.00	$ 922.00	1.00	$ 922.00	$ 922.00				1.00	$ 922.00	100%
211	Pedestal, Fdn	EA	1.00	$ 1,211.00	$ 1,211.00	1.00	$ 1,211.00	$ 1,211.00				1.00	$ 1,211.00	100%
212	Pedestal, Fdn, Remove	EA	1.00	$ 647.00	$ 647.00	1.00	$ 647.00	$ 647.00				1.00	$ 647.00	100%
213	Pushbutton and Sign	EA	10.00	$ 448.00	$ 4,480.00	10.00	$ 448.00	$ 4,480.00				10.00	$ 4,480.00	100%
214	Pushbutton, Remove	EA	12.00	$ 178.00	$ 2,136.00	12.00	$ 178.00	$ 2,136.00				12.00	$ 2,136.00	100%
215	Pushbutton Pedestal, Remove	EA	1.00	$ 354.00	$ 354.00	1.00	$ 354.00	$ 354.00				1.00	$ 354.00	100%
216	TS, Ped, Bracket Arm Mtd, Rem	EA	7.00	$ 354.00	$ 2,478.00	7.00	$ 354.00	$ 2,478.00				7.00	$ 2,478.00	100%
217	TS, Ped, O-W, Bracket Arm LED	EA	3.00	$ 1,246.00	$ 3,738.00	3.00	$ 1,246.00	$ 3,738.00				3.00	$ 3,738.00	100%
218	TS, Ped, T-W, Bracket Arm LED	EA	4.00	$ 1,563.00	$ 6,252.00	4.00	$ 1,563.00	$ 6,252.00				4.00	$ 6,252.00	100%
219	TS, Ped, O-W, Pedestal LED	EA	1.00	$ 1,288.00	$ 1,288.00	1.00	$ 1,288.00	$ 1,288.00				1.00	$ 1,288.00	100%
220	TS, Face, Bag	EA	10.00	$ 75.00	$ 750.00	0.00	$ 75.00	$ -				0.00	$ -	
221	TS, Face, Bag, Remove	EA	10.00	$ 75.00	$ 750.00	0.00	$ 75.00	$ -				0.00	$ -	
222	Pushbutton Support Post, RCOC	EA	7.00	$ 1,165.00	$ 8,155.00	7.00	$ 1,165.00	$ 8,155.00				7.00	$ 8,155.00	100%
223	Irrigation Repairs	LS	1.00	$ 600.00	$ 600.00	0.00	$ 600.00	$ -				0.00	$ -	
224	Restoration	LS	1.00	$ 700.00	$ 700.00	1.00	$ 700.00	$ 700.00				1.00	$ 700.00	100%
225	Contingency Allowance	LS	1.00	$ 5,000.00	$ 5,000.00	0.00	$ 5,000.00	$ -				0.00	$ -	
226	Permit Allowance	LS	1.00	$ 1,250.00	$ 1,250.00	1.08	$ 1,250.00	$ 1,348.00				1.08	$ 1,348.00	100%
	TOTAL FROM THIS SHEET				$ 104,750.00			$ 90,185.58		$ -			$ 90,185.58	
	TOTAL FROM OTHER SHEETS				$ 582,652.90			$ 496,361.27		$ -			$ 496,361.27	
	SUBTOTAL				$ 687,402.90			$ 586,546.85		$ -			$ 586,546.85	100%

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APPLICATION FOR FINAL PAYMENT

PROJECT: 2020 Pathway Gap & ADA **NOVI PROJECT NO.:** 20-5001 **PAYMENT NO.:** FINAL

SECTION 1. **COST OF COMPLETED WORK TO DATE**

Item No.	DIVISION 7 - ADA - 11 Mile and Clark GL# 204-446.00-974.477 Description of Item	Unit	CONTRACT ITEMS (Original) Quantity	Cost/Unit	Total Amt	CONTRACT ITEMS (Revised) Quantity	Cost/Unit	Total Amt	THIS PERIOD Quantity	Amount	%	TOTAL TO DATE Quantity	Amount	%
227	Mobilization, Max 5%	LS	1.00	$ 2,800.00	$ 2,800.00	1.00	$ 2,800.00	$ 2,800.00				1.00	$ 2,800.00	100%
228	Tree, Remove, 6-inch to 18-inch	EA	1.00	$ 600.00	$ 600.00	1.00	$ 600.00	$ 600.00				1.00	$ 600.00	100%
229	Curb and Gutter, Remove	LF	8.00	$ 17.00	$ 136.00	8.00	$ 17.00	$ 136.00				8.00	$ 136.00	100%
230	Pavt, Remove	SY	82.00	$ 18.00	$ 1,476.00	80.67	$ 18.00	$ 1,452.06				80.67	$ 1,452.06	100%
231	Granular Material, Cl II	CY	30.00	$ 26.00	$ 780.00	0.00	$ 26.00	$ -				0.00	$ -	
232	Subgrade Undercutting, Type II	CY	7.00	$ 36.00	$ 252.00	0.00	$ 36.00	$ -				0.00	$ -	
233	Ditch Grading	LF	30.00	$ 32.00	$ 960.00	0.00	$ 32.00	$ -				0.00	$ -	
234	Earthwork	LS	1.00	$ 5,500.00	$ 5,500.00	1.00	$ 5,500.00	$ 5,500.00				1.00	$ 5,500.00	100%
235	Erosion Control, Inlet Protection	EA	1.00	$ 150.00	$ 150.00	0.00	$ 150.00	$ -				0.00	$ -	
236	Audio-Video Route Survey	LS	1.00	$ 725.00	$ 725.00	1.00	$ 725.00	$ 725.00				1.00	$ 725.00	100%
237	Aggregate Base, 21AA, 4-inch	SY	138.00	$ 12.00	$ 1,656.00	148.78	$ 12.00	$ 1,785.36				148.78	$ 1,785.36	100%
238	Aggregate Base, 21AA, 6-inch	SY	83.00	$ 14.00	$ 1,162.00	73.89	$ 14.00	$ 1,034.46				73.89	$ 1,034.46	100%
239	HMA, Driveway, 13A, 3-inch	TON	82.00	$ 75.00	$ 6,150.00	0.00	$ 75.00	$ -				0.00	$ -	
240	HMA, Hand Patching	TON	0.50	$ 300.00	$ 150.00	0.00	$ 300.00	$ -				0.00	$ -	
241	Detectable Warning Surface	LF	5.00	$ 38.00	$ 190.00	5.00	$ 38.00	$ 190.00				5.00	$ 190.00	100%
242	Sidewalk Ramp, Conc, 6-inch	SF	42.00	$ 6.00	$ 252.00	42.00	$ 6.00	$ 252.00				42.00	$ 252.00	100%
243	Sidewalk, Conc, 4-inch	SF	1111.00	$ 5.00	$ 5,555.00	1110.00	$ 5.00	$ 5,550.00				1110.00	$ 5,550.00	100%
244	Sidewalk, Conc, 6-inch	SY	85.00	$ 6.00	$ 510.00	696.50	$ 6.00	$ 4,179.00				696.50	$ 4,179.00	100%
245	Curb Ramp Opening, Conc	LF	8.00	$ 20.00	$ 160.00	8.00	$ 20.00	$ 160.00				8.00	$ 160.00	100%
246	Traffic Maintenance and Control	LS	1.00	$ 6,500.00	$ 6,500.00	1.00	$ 6,500.00	$ 6,500.00				1.00	$ 6,500.00	100%
247	Irrigation Repairs	LS	1.00	$ 500.00	$ 500.00	0.00	$ 500.00	$ -				0.00	$ -	
248	Restoration	LS	1.00	$ 1,075.00	$ 1,075.00	1.00	$ 1,075.00	$ 1,075.00				1.00	$ 1,075.00	100%
249	Contingency Allowance	LS	1.00	$ 2,000.00	$ 2,000.00	1.00	$ 1,000.00	$ 1,000.00				1.00	$ 1,000.00	100%
250	Permit Allowance	LS	1.00	$ 500.00	$ 500.00	0.00	$ 500.00	$ -				0.00	$ -	
	TOTAL FROM THIS SHEET				$ 39,739.00			$ 32,938.88		$ -			$ 32,938.88	
	TOTAL FROM OTHER SHEETS				$ 687,402.90			$ 586,546.85		$ -			$ 586,546.85	
	SUBTOTAL				$ 727,141.90			$ 619,485.73		$ -			$ 619,485.73	100%

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APPLICATION FOR FINAL PAYMENT

PROJECT: 2020 Pathway Gap & ADA **NOVI PROJECT NO.:** 20-5001 **PAYMENT NO.:** FINAL

SECTION 1. **COST OF COMPLETED WORK TO DATE**

Item No.	DIVISION 8 - Willowbrook Rd GL# 204-446.00-974.486 Description of Item	Unit	CONTRACT ITEMS (Original) Quantity	Cost/Unit	Total Amt	CONTRACT ITEMS (Revised) Quantity	Cost/Unit	Total Amt	THIS PERIOD Quantity	Amount	%	TOTAL TO DATE Quantity	Amount	%
251	Mobilization, Max 5%	LS	1.00	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	$ 2,500.00				1.00	$ 2,500.00	100%
252	Culv, End, Rem, Less Than 24-inch	EA	1.00	$ 150.00	$ 150.00	1.00	$ 150.00	$ 150.00				1.00	$ 150.00	100%
253	Curb and Gutter, Remove	LF	14.00	$ 17.00	$ 238.00	14.00	$ 17.00	$ 238.00				14.00	$ 238.00	100%
254	Rock, Relocate	EA	11.00	$ 50.00	$ 550.00	3.00	$ 50.00	$ 150.00				3.00	$ 150.00	100%
255	Sign, Relocate	EA	2.00	$ 400.00	$ 800.00	2.00	$ 400.00	$ 800.00				2.00	$ 800.00	100%
256	Subgrade Undercutting, Type II	CY	4.00	$ 36.00	$ 144.00	0.00	$ 36.00	$ -				0.00	$ -	
257	Ditch Grading	LF	100.00	$ 32.00	$ 3,200.00	0.00	$ 32.00	$ -				0.00	$ -	
258	Clearing	SY	28.00	$ 30.00	$ 840.00	0.00	$ 30.00	$ -				0.00	$ -	
259	Earthwork	LS	1.00	$ 5,000.00	$ 5,000.00	1.00	$ 5,000.00	$ 5,000.00				1.00	$ 5,000.00	100%
260	Erosion Control, Inlet Protection	EA	1.00	$ 150.00	$ 150.00	0.00	$ 150.00	$ -				0.00	$ -	
261	Audio-Video Route Survey	LS	1.00	$ 700.00	$ 700.00	1.00	$ 700.00	$ 700.00				1.00	$ 700.00	100%
262	Aggregate Base, 21AA, 4-inch	SY	210.00	$ 12.00	$ 2,520.00	180.00	$ 12.00	$ 2,160.00				180.00	$ 2,160.00	100%
263	Aggregate Base, 21AA, 6-inch	SY	21.00	$ 14.00	$ 294.00	18.67	$ 14.00	$ 261.38				18.67	$ 261.38	100%
264	HP Storm Drain Pipe, 12-inch	LF	150.00	$ 100.00	$ 15,000.00	155.00	$ 100.00	$ 15,500.00				155.00	$ 15,500.00	100%
265	Dr Structure, 24-inch Dia	EA	1.00	$ 1,200.00	$ 1,200.00	1.00	$ 1,200.00	$ 1,200.00				1.00	$ 1,200.00	100%
266	Dr Structure, Tap, 12-inch	EA	1.00	$ 500.00	$ 500.00	1.00	$ 500.00	$ 500.00				1.00	$ 500.00	100%
267	HMA, Hand Patching	TON	2.00	$ 350.00	$ 700.00	0.00	$ 350.00	$ -				0.00	$ -	
268	Detectable Warning Surface	LF	20.00	$ 38.00	$ 760.00	20.50	$ 38.00	$ 779.00				20.50	$ 779.00	100%
269	Sidewalk Ramp, Conc, 6-inch	SF	160.00	$ 6.00	$ 960.00	174.13	$ 6.00	$ 1,044.78				174.13	$ 1,044.78	100%
270	Sidewalk, Conc, 4-inch	SF	1386.00	$ 5.00	$ 6,930.00	1395.00	$ 5.00	$ 6,975.00				1395.00	$ 6,975.00	100%
271	Curb Ramp Opening, Conc	LF	28.00	$ 20.00	$ 560.00	14.00	$ 20.00	$ 280.00				14.00	$ 280.00	100%
272	Pavt Mrkg, O-C-P, 6-inch, Crosswalk	LF	225.00	$ 8.50	$ 1,912.50	309.00	$ 8.50	$ 2,626.50				309.00	$ 2,626.50	100%
273	Traffic Maintenance and Control	LS	1.00	$ 6,500.00	$ 6,500.00	1.00	$ 6,500.00	$ 6,500.00				1.00	$ 6,500.00	100%
274	Irrigation Repairs	LS	1.00	$ 500.00	$ 500.00	0.00	$ 500.00	$ -				0.00	$ -	
275	Restoration	LS	1.00	$ 1,750.00	$ 1,750.00	1.00	$ 1,750.00	$ 1,750.00				1.00	$ 1,750.00	100%
276	Contingency Allowance	LS	1.00	$ 1,000.00	$ 1,000.00	0.00	$ 1,000.00	$ -				0.00	$ -	
277	Permit Allowance	LS	1.00	$ 250.00	$ 250.00	0.00	$ 250.00	$ -				0.00	$ -	
	TOTAL FROM THIS SHEET				$ 55,608.50			$ 49,114.66		$ -			$ 49,114.66	
	TOTAL FROM OTHER SHEETS				$ 727,141.90			$ 619,485.73		$ -			$ 619,485.73	
	SUBTOTAL				$ 782,750.40			$ 668,600.39		$ -			$ 668,600.39	100%

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CITY OF NOVI

26300 Lee BeGole Dr.
Novi, Michigan 48375
Tel: (248) 347-0454
Fax: (248) 735-5659

APPLICATION FOR FINAL PAYMENT

PROJECT: 2020 Pathway Gap & ADA **NOVI PROJECT NO.:** 20-5001 **PAYMENT NO.:** FINAL

SECTION 1. **COST OF COMPLETED WORK TO DATE**

Item No.	DIVISION 9 - Grand River @ Olde Orchard GL# 204-446.00-974.487 Description of Item	Unit	CONTRACT ITEMS (Original) Quantity	Cost/Unit	Total Amt	CONTRACT ITEMS (Revised) Quantity	Cost/Unit	Total Amt	THIS PERIOD Quantity	Amount	%	TOTAL TO DATE Quantity	Amount	%
278	Mobilization, Max 5%	LS	1.00	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	$ 2,500.00				1.00	$ 2,500.00	100%
279	Mailbox, Relocate	EA	2.00	$ 500.00	$ 1,000.00	0.00	$ 500.00	$ -				0.00	$ -	
280	Rock, Relocate	EA	2.00	$ 100.00	$ 200.00	0.00	$ 100.00	$ -				0.00	$ -	
281	Subgrade Undercutting, Type II	CY	4.00	$ 30.00	$ 120.00	0.00	$ 30.00	$ -				0.00	$ -	
282	Earthwork	LS	1.00	$ 9,000.00	$ 9,000.00	1.00	$ 9,000.00	$ 9,000.00				1.00	$ 9,000.00	100%
283	Erosion Control, Inlet Protection	EA	1.00	$ 150.00	$ 150.00	0.00	$ 150.00	$ -				0.00	$ -	
284	Audio-Video Route Survey	LS	1.00	$ 1,200.00	$ 1,200.00	1.00	$ 1,200.00	$ 1,200.00				1.00	$ 1,200.00	100%
285	Aggregate Base, 21AA, 4-inch	SY	175.00	$ 24.00	$ 4,200.00	138.30	$ 24.00	$ 3,319.20				138.30	$ 3,319.20	100%
286	Aggregate Base, 21AA, 6-inch	SY	15.00	$ 24.00	$ 360.00	38.90	$ 24.00	$ 933.60				38.90	$ 933.60	100%
287	Driveway, Nonreinf Conc, 8-inch	SY	78.00	$ 52.00	$ 4,056.00	79.23	$ 52.00	$ 4,119.96				79.23	$ 4,119.96	100%
288	Curb and Gutter, Conc, Det B2	LF	25.00	$ 35.00	$ 875.00	25.00	$ 35.00	$ 875.00				25.00	$ 875.00	100%
289	Sidewalk Ramp, Conc, 6-inch	SY	176.00	$ 6.00	$ 1,056.00	224.00	$ 6.00	$ 1,344.00				224.00	$ 1,344.00	100%
290	Sidewalk, Conc, 4-inch	SY	952.00	$ 5.00	$ 4,760.00	1005.00	$ 5.00	$ 5,025.00				1005.00	$ 5,025.00	100%
291	Curb Ramp Opening, Conc	LF	30.00	$ 20.00	$ 600.00	0.00	$ 20.00	$ -				0.00	$ -	
292	Traffic Maintenance and Control	LS	1.00	$ 6,000.00	$ 6,000.00	1.00	$ 6,000.00	$ 6,000.00				1.00	$ 6,000.00	100%
293	Irrigation Repairs	LS	1.00	$ 800.00	$ 800.00	0.00	$ 800.00	$ -				0.00	$ -	
294	Restoration	LS	1.00	$ 1,000.00	$ 1,000.00	1.00	$ 1,000.00	$ 1,000.00				1.00	$ 1,000.00	100%
295	Contingency Allowance	LS	1.00	$ 2,000.00	$ 2,000.00	0.00	$ 2,000.00	$ -				0.00	$ -	
296	Permit Allowance	LS	1.00	$ 500.00	$ 500.00	1.00	$ 500.00	$ 500.00				1.00	$ 500.00	100%
	TOTAL FROM THIS SHEET				$ 40,377.00			$ 35,816.76		$ -			$ 35,816.76	
	TOTAL FROM OTHER SHEETS				$ 782,750.40			$ 668,600.39		$ -			$ 668,600.39	
	SUBTOTAL				$ 823,127.40			$ 704,417.15		$ -			$ 704,417.15	100%

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CITY OF NOVI

26300 Lee BeGole Dr.
Novi, Michigan 48375
Tel: (248) 347-0454
Fax: (248) 735-5659

APPLICATION FOR FINAL PAYMENT

PROJECT: 2020 Pathway Gap & ADA **NOVI PROJECT NO.:** 20-5001 **PAYMENT NO.:** FINAL

SECTION 1. **COST OF COMPLETED WORK TO DATE**

Item No.	Description of Item	Unit	CONTRACT ITEMS (Original) Quantity	Cost/Unit	Total Amt	CONTRACT ITEMS (Revised) Quantity	Cost/Unit	Total Amt	THIS PERIOD Quantity	Amount	%	TOTAL TO DATE Quantity	Amount	%
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
			0.00	$ -	$ -	0.00	$ -	$ -				0.00	$ -	
	TOTAL FROM THIS SHEET				$ -			$ -		$ -			$ -	
	TOTAL FROM OTHER SHEETS				$ 823,127.40			$ 704,417.15		$ -			$ 704,417.15	
	SUBTOTAL				$ 823,127.40			$ 704,417.15		$ -			$ 704,417.15	100%

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CITY OF NOVI

26300 Lee BeGole Dr.
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Tel: (248) 347-0454
Fax: (248) 735-5659

APPLICATION FOR FINAL PAYMENT

PROJECT: 2020 Pathway Gap & ADA **NOVI PROJECT NO.:** 20-5001 **PAYMENT NO.:** FINAL

NEW CONTRACT ITEMS

SECTION 1. **COST OF COMPLETED WORK TO DATE**

Item No.	Description of Item	Unit	Division	GL#	NEW CONTRACT ITEMS Quantity	Cost/Unit	Total Amt	THIS PERIOD Quantity	Amount	%	TOTAL TO DATE Quantity	Amount	%
297	Curb and Gutter, Remove	FT	9	0	24.00	$ 17.00	$ 408.00				24.00	$ 408.00	100%
298	Detectable Warning Surface	FT	1	0	8.00	$ 38.00	$ 304.00				8.00	$ 304.00	100%
299	Sidewalk Ramp, conc, 6-inch	SFT	1	0	38.00	$ 6.00	$ 228.00				38.00	$ 228.00	100%
300	Pedestal, Fdn, Remove	EA	4	0	2.00	$ 647.00	$ 1,294.00				2.00	$ 1,294.00	100%
301	Conduit, DB, 1, 3-inch	LFT	4	0	23.00	$ 25.00	$ 575.00				23.00	$ 575.00	100%
302	Pedestal, Fdn	EA	4	0	1.00	$ 1,211.00	$ 1,211.00				1.00	$ 1,211.00	100%
303	Pedestal, Alum	EA	4	0	1.00	$ 922.00	$ 922.00				1.00	$ 922.00	100%
304	TS, O-W, Pedestal LED	EA	4	0	1.00	$ 1,288.00	$ 1,288.00				1.00	$ 1,288.00	100%
305	Tree, Rem, 19 inch to 36 inch	EA	10	0	0.00	$ 2,500.00	$ -				0.00	$ -	
306	Brush Clearing	SYD	10	0	119.11	$ 10.00	$ 1,191.10				119.11	$ 1,191.10	100%
307	Curb and Gutter, Rem	FT	10	0	0.00	$ 17.00	$ -				0.00	$ -	
308	Pavt, Rem	SYD	10	0	23.88	$ 18.00	$ 429.84				23.88	$ 429.84	100%
309	Erosion Control, Inlet Protection, Fabric Drc	EA	10	0	0.00	$ 150.00	$ -				0.00	$ -	
310	Sign, Relocate	EA	10	0	1.00	$ 250.00	$ 250.00				1.00	$ 250.00	100%
311	Rock, Relocate	EA	10	0	2.00	$ 50.00	$ 100.00				2.00	$ 100.00	100%
312	Steel Post, 3 lbs	FT	10	0	0.00	$ 25.00	$ -				0.00	$ -	
313	Granular Material, Cl II	CYD	10	0	0.00	$ 26.00	$ -				0.00	$ -	
314	Aggregate Base, 21AA 4-inch	SYD	10	0	130.30	$ 12.00	$ 1,563.60				130.30	$ 1,563.60	100%
315	Maintenance Aggretage	TON	10	0	0.00	$ 20.00	$ -				0.00	$ -	
316	HMA, Driveway, 13A, 3-inch	TON	10	0	0.00	$ 200.00	$ -				0.00	$ -	
317	Sidewalk, Conc, 4-inch	SFT	10	0	804.08	$ 5.00	$ 4,020.40				804.08	$ 4,020.40	100%
318	Sidewalk Ramp, Conc 6-inch	SFT	10	0	247.50	$ 6.00	$ 1,485.00				247.50	$ 1,485.00	100%
319	Detectable Warning Surface	FT	10	0	20.00	$ 38.00	$ 760.00				20.00	$ 760.00	100%
320	Curb Ramp Opening, Conc	FT	10	0	0.00	$ 20.00	$ -				0.00	$ -	
321	Replacement Tree	EA	10	0	0.00	$ 500.00	$ -				0.00	$ -	
322	Surface Restoration, Topsoil, Seeding, Mul	SYD	10	0	146.11	$ 6.00	$ 876.66				146.11	$ 876.66	100%
323	Mobilization, Max 5%	LS	11	204-446.00-975.021	1.00	$ 8,000.00	$ 8,000.00				1.00	$ 8,000.00	100%
324	Audio-Video Route Survey	LS	11	204-446.00-975.021	0.00	$ 2,000.00	$ -				0.00	$ -	
325	Traffic Maintenance and Pedestrian Contro	LS	11	204-446.00-975.021	1.00	$ 8,000.00	$ 8,000.00				1.00	$ 8,000.00	100%
326	Erosion Control, Inlet Protection, Fabric Drc	EA	11	204-446.00-975.021	0.00	$ 165.00	$ -				0.00	$ -	
327	Sidewalk, Rem	SYD	11	204-446.00-975.021	3745.10	$ 13.00	$ 48,686.30	365.10	$ 4,746.30	10%	3745.10	$ 48,686.30	100%
328	Tree, Rem, 6 inch to 18 inch	EA	11	204-446.00-975.021	2.00	$ 400.00	$ 800.00	1.00	$ 400.00	50%	2.00	$ 800.00	100%
329	Structure Adjust	EA	11	204-446.00-975.021	2.00	$ 450.00	$ 900.00				2.00	$ 900.00	100%
330	Aggregate Base, 21AA, 4 inch	SYD	11	204-446.00-975.021	0.00	$ 18.00	$ -				0.00	$ -	
331	HMA, Hand Patching	TON	11	204-446.00-975.021	0.00	$ 250.00	$ -				0.00	$ -	
332	Curb Ramp Opening, Conc	FT	11	204-446.00-975.021	0.00	$ 22.00	$ -				0.00	$ -	
333	Detectable Warning Surface	FT	11	204-446.00-975.021	0.00	$ 38.00	$ -				0.00	$ -	
334	Sidewalk Ramp, Conc, 6-inch	SFT	11	204-446.00-975.021	5549.00	$ 8.00	$ 44,392.00	5405.00	$ 43,240.00	97%	5549.00	$ 44,392.00	100%
335	Sidewalk, Conc, 4-inch	SFT	11	204-446.00-975.021	28797.00	$ 5.50	$ 158,383.50	637.00	$ 3,503.50	2%	28797.00	$ 158,383.50	100%
336	Irrigation Repairs	LS	11	204-446.00-975.021	1.00	$ 4,500.00	$ 4,500.00				1.00	$ 4,500.00	100%
337	Restoration	LS	11	204-446.00-975.021	1.00	$ 7,500.00	$ 7,500.00	1.00	$ 7,500.00	100%	1.00	$ 7,500.00	100%
338	Material Delivery Surcharges	DLR	11	204-446.00-975.021	0.00	$ 1.00	$ -				0.00	$ -	
339	Allowance	DLR	11	204-446.00-975.021	25281.75	$ 1.00	$ 25,281.75				25281.75	$ 25,281.75	100%
340	Tree, Rem, 19 inch to 36 inch	EA	11	204-446.00-975.021	45.00	$ 2,297.50	$ 103,387.50	1.00	$ 2,297.50	2%	45.00	$ 103,387.50	100%
341	Excavate/Regrade Tree Removl Locations	EA	11	204-446.00-975.021	49.00	$ 450.00	$ 22,050.00	49.00	$ 22,050.00	100%	49.00	$ 22,050.00	100%
	TOTAL FROM THIS SHEET						$ 448,787.65		$ 83,737.30			$ 448,787.65	
	TOTAL FROM OTHER SHEETS			$ 823,127.40			$ 704,417.15		$ -			$ 704,417.15	
	GRAND TOTAL			**$ 823,127.40**			**$ 1,153,204.80**		**$ 83,737.30**			**$ 1,153,204.80**	**100%**

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CITY OF NOVI

PURCHASE ORDER NO.
96323

26300 Lee BeGole Dr.
Novi, Michigan 48375
Tel: (248) 347-0454
Fax: (248) 735-5659

Section 2.

APPLICATION FOR FINAL PAYMENT

PROJECT: 2020 Pathway Gap & ADA **NOVI PROJECT NO.:** 20-5001 **PAYMENT NO.:** FINAL

Original Contract Amount:		$	823,127.40
Change Orders:		$	330,077.40
Adjusted Contract Amount to Date:		$	1,153,204.80
Total Cost of Work Performed to Date:		$	1,153,204.80
MINUS Retainage:	0%	$	-
MINUS Inspection "Crew Days": To Date	111.00	$	-
This Pay	0.00		
Net Amt. Earned of Contract and Extra Work to Date:		$	1,153,204.80
MINUS L.D.'s: # of days over =		$	-
$ amount/day =	$900		
Subtotal:		$	1,153,204.80
ADD Incentive "Crew Days", if under:		$	13,440.00
Subtotal:		$	1,166,644.80
MINUS Amount of Previous Payments:		$	1,011,377.89

1	$	323,672.24
2	$	123,553.83
3	$	139,301.68
4	$	0.00
5	$	7,130.00
6	$	32,399.81
7	$	25,478.73
8	$	14,526.59
9	$	345,315.00
10		

BALANCE DUE THIS PAYMENT: $ 155,266.91

CHANGE ORDERS

No.	Date		Amount
1	December 17, 2020	$	(12,687.05)
	September 21, 2021	$	30,283.00
3	April 6, 2022	$	343,778.50
4	June 30, 2022	$	(79,284.70)
5	August 17, 2022	$	96,690.00
6	September 15, 2022	$	(40,114.90)
7	June 30, 2023	$	(8,587.45)
		$	-
		$	-
		$	-
		$	-
		$	-
	TOTAL:	**$**	**330,077.40**

Inspection "Crew Days" Allowed per Contract:	132.00
Additional "Crew Days" per Change Orders:	0.00
Total Inspection "Crew Days" Allowed:	132.00
Inspection "Crew Days" Used to Date:	111.00
Inspection "Crew Days" Remaining:	**21.00**

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CITY OF NOVI

26300 Lee BeGole Dr.
Novi, Michigan 48375
Tel: (248) 347-0454
Fax: (248) 735-5659

Section 3.

APPLICATION FOR FINAL PAYMENT

PROJECT: 2020 Pathway Gap & ADA **NOVI PROJECT NO.:** 20-5001 **PAYMENT NO.:** FINAL

The undersigned CONTRACTOR certifies that: (1) Any previous progress payments received from OWNER on amount of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment; (2) title to all Work, materials, and equipment incorporated in said Work of otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all leins, claims, security interest, and encumberences (except such as are covered by Bond acceptable to OWNER indemnifying OWNER against any such lein, claim security interest, or encumberence); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and not defective as that term is defined in the Contract Documents.

DocuSigned by:
Brian Misaras
D74C8627AC2A4E5...
Merlo Construction Company, Inc.
CONTRACTOR - Electronic Signature Certification

OHM Advisors
CONSULTANT - Electronic Signature Certification

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

CITY OF NOVI

Aaron J. Staup, Construction Engineer
Electronic Signature Certification

☒ All Full Unconditional Waivers of lien have been received from each subcontractor and/or supplier, reviewed and approved by the Consultant. Also, attached to this Final Payment is a copy of the Contractor's Sworn Statement, Consent of Surety, and a new Maintenance and Guarantee Bond (if the amount is greater than the final contract price) or a Maintenance Bond Rider covering the difference between the final contract price and the awarded amount.

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WORK CHANGE DIRECTIVE & CHANGE ORDER No. 7

PURCHASE ORDER NO. 96323

NOVI NO.: 20-5001
CIP NO.: Various

Project:	**2020 Pathway Gap & ADA**

Owner:	City of Novi 26300 Lee BeGole Dr. Novi, Michigan 48375 (248) 735-5632
Engineer:	OHM Advisors 34000 Plymouth Road Livonia, Michigan 48150 (734) 522-6711
Contractor:	Merlo Construction Company, Inc. 4964 Technical Drive Milford, Michigan 48381 (248) 640-2147

This document hereby renders changes in the Work, changes in the Contract Time and changes in the Contract Price by adding, deducting and/or balancing individual Contract line items through a signed authorization of the Prime Contractor, Owner, and Engineer.

Drafted Date:	**November 2, 2023**

Reasoning: Final balance of Item quantities.

EXISTING CONTRACT ITEMS

Item No.	Division	Item Description	Unit	Unit Price	Quantity	Contract Price Add	Contract Price Deduct
0	1	"Crew Days" - Beck Road, Segment 39	CD	$700.00		☐	☐
0	2	"Crew Days" - Wixom Road, Segment 43	CD	$700.00		☐	☐
0	3	"Crew Days" - Haggerty, 8 to OHP, 120A	CD	$700.00		☐	☐
0	4	"Crew Days" - Haggerty, OHP to HP, 120B	CD	$700.00		☐	☐
0	5	"Crew Days" - Haggerty, HP to 9, 120C	CD	$700.00		☐	☐
0	6	"Crew Days" - Grand River ADA Improve	CD	$700.00		☐	☐
0	7	"Crew Days" - 11 Mile and Clark	CD	$700.00		☐	☐
0	8	"Crew Days" - Willowbrook	CD	$700.00		☐	☐
0	9	"Crew Days" - Grand River/Olde Orchard	CD	$700.00		☐	☐
0	11	"Crew Days"- Meadowbrook Glens Sidewalk Replac	CD	$700.00		☐	☐
					Subtotals	$0.00	$0.00
					Total		**$0.00**

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NEW CONTRACT ITEMS

Item No.	Division	Item Description	Unit	Unit Price	Quantity	Contract Price Add	Contract Price Deduct
324	11	Audio-Video Route Survey	LS	$2,000.00	1		$2,000.00
326	11	Erosion Control, Inlet Protection, Fabric Drop	EA	$165.00	5		$825.00
327	11	Sidewalk, Rem	SYD	$13.00	365.1	$4,746.30	
328	11	Tree, Rem, 6 inch to 18 inch	EA	$400.00	1	$400.00	
329	11	Structure Adjust	EA	$450.00	1		$450.00
330	11	Aggregate Base, 21AA, 4 inch	SYD	$18.00	3380		$60,840.00
331	11	HMA, Hand Patching	TON	$250.00	2		$500.00
332	11	Curb Ramp Opening, Conc	FT	$22.00	24		$528.00
333	11	Detectable Warning Surface	FT	$38.00	24		$912.00
334	11	Sidewalkr Ramp, Conc, 6 inch	SFT	$8.00	5405	$43,240.00	
335	11	Sidewalk, Conc, 4 inch	SFT	$5.50	1403		$7,716.50
338	11	Material Delivery Surcharges	DLR	$1.00	1500		$1,500.00
339	11	Allowance	DLR	$1.00	6049.75		$6,049.75
340	11	Tree, Rem, 19 inch to 36 inch	EA	$2,297.50	1	$2,297.50	
341	11	Excavate and Regrade Tree Removal Locations	EA	$450.00	49	$22,050.00	
					Subtotals	$72,733.80	$81,321.25
					Total		**-$8,587.45**

Increase/Decrease in Contract Price	**-$8,587.45**
Original Contract Amount	**$823,127.40**
Sum of Previous Approved Change Orders	**$338,664.85**
Revised Contract Amount	**$1,153,204.80**

THE CHANGES ADDRESSED BY THIS CHANGE ORDER HEREBY ADJUSTS THE CONTRACT TIME BY: _____

DocuSigned by:

Accepted By: Brian Misaras
D74C8627AC2A4E5...
Merlo Construction Company, Inc.

Prepared By: _____
OHM Advisors

Reviewed By: _____
Aaron J. Staup, Construction Engineer

Approved By: _____
Tracey Marzonie, Purchasing Manager

AIA® Document G707™ – 1994

Consent Of Surety to Final Payment

Bond No.: CA 3203193

PROJECT: *(Name and address)* **2020 Pathway Gap and ADA Compliance Program**	**ARCHITECT'S PROJECT NUMBER:** **CONTRACT FOR: Construction**	OWNER: ☒ ARCHITECT: ☒ CONTRACTOR: ☒ SURETY: ☒ OTHER: ☒
TO OWNER: *(Name and address)* **City of Novi** **45175 West Ten Mile Road** **Novi, MI 48375**	**CONTRACT DATED:**	

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

Great American Insurance Company
301 E. Fourth Street
Cincinnati, OH 45202

, SURETY,

on bond of
(Insert name and address of Contractor)

Merlo Construction Co., Inc.
4964 Technical Drive
Milford, MI 48381

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of any of its obligations to
(Insert name and address of Owner)

City of Novi
45175 West Ten Mile Road
Novi, MI 48375

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: **April 08, 2024**
(Insert in writing the month followed by the numeric date and year.)

Great American Insurance Company
(Surety)

(Signature of authorized representative)

Attest:
(Seal):

Nicholas Ashburn, Attorney-in-Fact
(Printed name and title)

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GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than SEVEN

No. 0 20903

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name		Address	Limit of Power
NICHOLAS ASHBURN	ANNE M. BARICK	ALL OF	ALL
PAUL M. HURLEY	MICHAEL D. LECHNER	ROCHESTER HILLS, MICHIGAN	$100,000,000
HOLLY NICHOLS	JASON ROGERS		
ROBERT D. HEUER			

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 17TH day of APRIL , 2020 .

Attest

GREAT AMERICAN INSURANCE COMPANY

Assistant Secretary

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 17TH day of APRIL , 2020 , before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisonal Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 8th day of April , 2024 .

Assistant Secretary

RIDER

TO BE ATTACHED TO AND FORM PART OF

BOND NO. CA 3203193

IN FAVOR OF **City of Novi**

ON BEHALF OF **Merlo Construction Co., Inc.**

EFFECTIVE **August 6, 2020**

IT IS AGREED THAT, in consideration of the original premium charged for this bond, and any additional premium that may be properly chargeable as a result of this rider.

THE SURETY, **Great American Insurance Company** hereby gives its consent to:

The penal sum of the above referenced bond is hereby increased from $823,127.40 to $1,153,204.80.

EFFECTIVE: **8th day of April, 2024**

PROVIDED, however that the attached bond shall be subject to all its agreements, limitations, and conditions except as herein expressly modified and that the liability of the Surety under the attached bond and under the attached bond as changes by this rider shall not be cumulative.

SIGNED, AND SEALED **8th day of April, 2024**

Great American Insurance Company Surety

Nicholas Ashburn, Attorney-in-Fact

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than SEVEN

No. 0 20903

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name		Address	Limit of Power
NICHOLAS ASHBURN	ANNE M. BARICK	ALL OF	ALL
PAUL M. HURLEY	MICHAEL D. LECHNER	ROCHESTER HILLS, MICHIGAN	$100,000,000
HOLLY NICHOLS	JASON ROGERS		
ROBERT D. HEUER			

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 17TH day of APRIL , 2020 .

Attest

GREAT AMERICAN INSURANCE COMPANY

Assistant Secretary

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 17TH day of APRIL , 2020 , before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisonal Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 8th day of April , 2024 .

Assistant Secretary

CONTRACTORS SWORN STATEMENT

The general contractor must execute this Sworn Statement. Prior to execution, the general contractor shall on Schedule B of this Sworn Statement list the names of all persons, firms, or corporations engaged by the General Contractor to furnish services, equipment, labor and/or materials in connection with the work performed on the premises including the type of work materials furnished by each.

The examining attorney shall verify that every person or firm listed in Schedule B has properly executed appropriate waivers of lien prior to issuance of any final payments.

STATE OF MICHIGAN

COUNTY OF Oakland

The undersigned, being duly sworn, on oath deposes and says that (s)he is the

Accts. Rec. Manager (Title) of the Merlo Construction Co., Inc. (Firm Name),

the contractor employed by the City of Novi to furnish labor and materials for the

2020 Pathway Gap & ADA
(Description of Improvement)

located at: City of Novi

The total amount of the contract is $1,166,644.80 of which I have received payment of $1,011,377.89 prior to this payment; that the persons, firms, and corporations engaged by the undersigned to have furnished services, equipment, labor and/or materials in the construction or repair of the improvements on the premises; that the dollar amount set opposite each such person, firm, or corporation on account of labor, services, equipment, and/or materials furnished with reqpect to said premises; that as of this date, all work to be performed with respect to said premises by the undersigned or any suppliers or subcontractors of the undersigned or any persons, firms, or corporations named in the Schedule B of this Sworn Statement, has been fully accepted by the owner and completed according to the plans and specifications.

The undersigned further states that all material (except as disclosed on said Schedule B) has been or will be furnished from his/her own stock and has been paid for in full; that there are no other contracts or subcontracts for said work outstanding, and that there is nothing due or to become due to any person for services, equipment, material, labor, or any other work done or to be done in connections with said work other than the stated on Schedule B. There are no chattel mortgages, personal property leases, conditional sale contracts or any other agreements given are now outstanding as to nay fixtures, equipment, appliances or materials placed upon or installed in or upon the aforementioned premises or improvements thereon. All waivers are true, correct, and genuine and are delivered unconditionally. Furthermore, there is no claim, either legal or equitable; to defeat the validity of said waivers.

Signed this 4th. day of April, 2024

Name: Kimberly A. Tyler
(individual/corporation/partnership)

By: Accts. Rec. Manager Attest: _____
(Title) (Title)

Subscribed and sworn to before me this 4th day of April, 2024

Notary Public _____

LINDSAY GERHARDT
NOTARY PUBLIC, STATE OF MI
COUNTY OF LIVINGSTON
MY COMMISSION EXPIRES Sep 16, 2028
ACTING IN COUNTY OF Oakland

NOTARY SEAL

SCHEDULE B - CONTRACTORS SWORN STATEMENT

Name of Subcontracting Firm	Type of Labor & Material Furnished	Amount of Contract	Amount Previously Paid to Date	Amount of Current Request	Accumalative Retainage to Date	Balance Due
ASI	Asphalt Paving	$49,575.00	$49,575.00	$0.00	0.0%	$0.00
Barnsco	Rebar & Cure	$20,249.57	$20,249.57	$0.00	0.0%	$0.00
Cadillac Asphalt	Hand Patch	$1,169.99	$1,169.99	$0.00	0.0%	$0.00
Calo & Son's Construction	Trucking	$26,908.50	$26,908.50	$0.00	0.0%	$0.00
Core & Main	Pipe	$5,372.91	$5,372.91	$0.00	0.0%	$0.00
Etna Supply Co.	Pipe	$244.54	$244.54	$0.00	0.0%	$0.00
Finishing Touch Photo & Video	Audio & Video	$2,600.00	$2,600.00	$0.00	0.0%	$0.00
In-N-Out Topsoil	Landscaping	$2,012.94	$2,012.94	$0.00	0.0%	$0.00
Kraken Crushed Concrete	Stone	$1,537.90	$1,537.90	$0.00	0.0%	$0.00
Owen Tree Service	Landscaping Subcontractor	$154,941.06	$154,941.06	$0.00	0.0%	$0.00
Premier Landscaping Svcs	Landscaping Subcontractor	$29,250.00	$29,250.00	$0.00	0.0%	$0.00
Rauhorn Electric	Electrical	$75,469.00	$75,469.00	$0.00	0.0%	$0.00
Superior Materials	Concrete	$155,469.67	$155,469.67	$0.00	0.0%	$0.00
Tia Marie Trucking	Trucking	$51,147.06	$51,147.06	$0.00	0.0%	$0.00
						$0.00
						$0.00
TOTALS		**$292,487.67**	**$292,487.67**	**$0.00**		**$0.00**

RECAPITULATION

Amount of Original Contract:	$823,127.40	Work Completed to Date:	$1,166,644.80
Plus: Extras to Contract:	$343,517.40	Less: Total Retainage:	$0.00
Total: Contract plus Extras:	$1,166,644.80	Less: Amount Previously Paid:	$1,011,377.89
Less: Credits to Contract:	$0.00	Less: Amount of this Request:	$155,266.91
Total: Adjusted Contract:	**$1,166,644.80**	**Total Balance Due:**	**$0.00**

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with Merlo Construction (Prime Contracting Party) to provide

Asphalt paving (Type of service) for the improvement of the property

described as Novi Pathway (Project Name)

having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Signed on: April 5, 2024

Diane Palazzola
(Signature of Lien Claimant)

Diane Palazzola
(Printed Name of Lien Claimant)

Credit Manager
(Title of Lien Claimant)

Company Name: Asphalt Specialists, LLC

Address: 1780 E. Highwood, Pontiac MI 48340

Telephone: 248-648-7507

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with MERLO CONSTRUCTION to provide
(Prime Contracting Party)

MISC CONSTRUCTION SUPPLIES for the improvement of the property
(Type of service)

described as NOVI PATHWAY
(Project Name)

having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Signed on: 04-05-2024 Amber L. Snyder
(Signature of Lien Claimant)

Amber L. Snyder
(Printed Name of Lien Claimant)

CONTRACTS MANAGER
(Title of Lien Claimant)

Company Name: BARNSCO

Address: 7800 DIX STREET, DETROIT, MI 48209

Telephone: 833-BARNSCO

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with Merlo Construction Co to provide
(Prime Contracting Party)

Asphalt Material for the improvement of the property
(Type of service)

described as Novi Pathway
(Project Name)

having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Signed on: 4-5-2024

Linda L Kukola
(Signature of Lien Claimant)

Linda L. Kukola
(Printed Name of Lien Claimant)

Credit Manager
(Title of Lien Claimant)

Company Name: Cadillac Asphalt LLC

Address: 39255 Country Club Dr, Farmington Hills Mi

Telephone: 734-777-4531

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

CITY OF NOVI
cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with MERLO CONSTRUCTION (Prime Contracting Party) to provide

TRUCKING & MATERIALS (Type of service) for the improvement of the property

described as NOVI PATHWAY, NOVI, MI (Project Name)

having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Signed on: 4/9/24

Lisa Petri
(Signature of Lien Claimant)

LISA PETRI
(Printed Name of Lien Claimant)

Branch Admn
(Title of Lien Claimant)

Company Name: Calo & Sons Construction, Inc.

Address: PO Box 702068
Plymouth, MI 48170

Telephone: 248 468 9200

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

20-2032

cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with MERLO CONSTRUCTION CO., INC. to provide
(Prime Contracting Party)

Pipe & materials for the improvement of the property
(Type of service)

described as NOVI PATHWAY
(Project Name)

having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Signed on: April 5, 2024

Sam McKeague
(Signature of Lien Claimant)

Samantha McKeague
(Printed Name of Lien Claimant)

Credit Associate
(Title of Lien Claimant)

Company Name: Core & Main L.P.

Address: 1830 Craig Park Ct., St. Louis, MO 63146

Telephone: 314-432-4700

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with Merlo Construction Co. Inc to provide
(Prime Contracting Party)

Pipe & Fittings for the improvement of the property
(Type of service)

described as Novi Pathway
(Project Name)

having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Signed on: 04.05.2024

Elika Haraburda
(Signature of Lien Claimant)

Elika Haraburda
(Printed Name of Lien Claimant)

Credit
(Title of Lien Claimant)

Company Name: Etna Supply

Address: 4901 Clay Ave SW Grand Rapids MI 49548

Telephone: 616-514-5140

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

FTPV #20215

cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with Merlo Construction Company, Inc. to provide
(Prime Contracting Party)

Audio-Video Survey for the improvement of the property
(Type of service)

described as 2020 Pathway Gap and ADA Compliance Program, Novi #0163-18-0030, Merlo #20-138
(Project Name)

having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Signed on: 4/5/24

Cynthia Stirling Hurley
Digitally signed by Cynthia Stirling Hurley
Date: 2024.04.05 10:54:30 -04'00'
(Signature of Lien Claimant)

Cynthia Hurley
(Printed Name of Lien Claimant)

President
(Title of Lien Claimant)

Company Name: FINISHING TOUCH PHOTO & VIDEO

Address: 25095 25 Mile Rd., Chesterfield, MI 48051

Telephone: 586.749.3340

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with MERLO CONSTRUCTION CO., INC. to provide
(Prime Contracting Party)

TOPSOIL for the improvement of the property
(Type of service)

described as NOVI PATHWAY
(Project Name)

having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Signed on: 4/9/2024

Ashley Clearwood
(Signature of Lien Claimant)

Ashley Clearwood
(Printed Name of Lien Claimant)

Admin
(Title of Lien Claimant)

Company Name: In-N-Out Topsoil

Address: PO Box 7020108, Plymouth, MI 48170

Telephone: 248.408.9200

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with MERLO CONSTRUCTION CO., INC. to provide
(Prime Contracting Party)

CONCRETE CRUSHING for the improvement of the property
(Type of service)

described as NOVI PATHWAY
(Project Name)

having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Signed on: 4/9/2024

(Signature of Lien Claimant)

Ashley Clearwood
(Printed Name of Lien Claimant)

Admin
(Title of Lien Claimant)

Company Name: Kraken Crushed Concrete

Address: PO Box 702008, Plymouth, MI 48170

Telephone: 248.408.9200

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with Merlo Construction (Prime Contracting Party) to provide Tree Removal Stump grind, Restoration (Type of service) for the improvement of the property described as 2020 Novi Pathway Gap (Project Name)

having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Signed on: April 6, 2024 Randy J Owen (Signature of Lien Claimant)

Randy J. Owen (Printed Name of Lien Claimant)

President (Title of Lien Claimant)

Company Name: Owen Tree Service, Inc

Address: 225 N Lake George Rd, Attica, MI 48412

Telephone: 810-724-6651

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with Merlo Construction (Prime Contracting Party) to provide

Landscape Restoration-Irrigation Repair (Type of service) for the improvement of the property

described as Novi Pathways (Project Name)

having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Signed on: 4/5/24

Carol A Ruff
(Signature of Lien Claimant)

CARA D. RUFF
(Printed Name of Lien Claimant)

Bookkeeper
(Title of Lien Claimant)

Company Name: Premiere Landscape Services, Inc.

Address: P.O. Box 996, Novi, MI 48376

Telephone: 248.465.9988

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

SM4463

cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with Merlo Construction Co., Inc. to provide
(Prime Contracting Party)

Electrical Services for the improvement of the property
(Type of service)

described as Novi Pathway 2020 Pathway GAP & ADA Program
(Project Name)

having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Signed on: 04/05/24

Laura Ferraro Digitally signed by Laura Ferraro Date: 2024.04.05 09:07:02 -04'00'
(Signature of Lien Claimant)

Laura Ferraro
(Printed Name of Lien Claimant)

CFO
(Title of Lien Claimant)

Company Name: Rauhorn Electric, Inc.

Address: 14140 33 Mile Rd, Bruce Township, MI 48065

Telephone: 586-992-0400

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with Superior Material (Prime Contracting Party) to provide

Ready Mix (Type of service) for the improvement of the property

described as Novi Pathway (Project Name)

having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Signed on: 4/5/24

Abigail Kloss (Signature of Lien Claimant)

Abigail Kloss (Printed Name of Lien Claimant)

Collection Specialist (Title of Lien Claimant)

Company Name: Superior Material

Address: 7601 W 79th St., Bridgeview, IL 60455

Telephone: 708-563-3420

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with MERLO CONSTRUCTION CO. to provide
(Prime Contracting Party)

TRUCKING & MATERIAL for the improvement of the property
(Type of service)

described as NOVI PATH WAY, NOVI, MI
(Project Name)

having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

Signed on: 4/5/24

Lisa Petri
(Signature of Lien Claimant)

LISA PETRI
(Printed Name of Lien Claimant)

BRANCH ADMIN
(Title of Lien Claimant)

Company Name: Tia Marie Trucking, Inc.

Address: PO Box 701134
Plymouth, MI 48170

Telephone: 248 468-9200

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

CITY OF NOVI CITY COUNCIL
MAY 20, 2024

SUBJECT: Consideration of approval to award the construction contract to Highway Maintenance and Construction Company, the sole bidder, for the 2024 Capital Preventative Maintenance program, in the amount of $735,600.01.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

EXPENDITURE REQUIRED	**$ 735,600.01**
AMOUNT BUDGETED	**$ 1,000,000.00 FY 2024-25 Budget**
APPROPRIATION REQUIRED	**$ 0**
LINE ITEM NUMBER	**203-449.30-973.025 Local Street Fund**

BACKGROUND INFORMATION:

The 2024 Capital Preventative Maintenance program will address the City's local chip-sealed roads. The project will use a combination of spray patch, chip seal, and fog seal. Summit Drive will receive a thin mill and overlay, followed by chip seal and fog seal. All 44 of the City's local chip-sealed roads will be treated.

City staff worked with engineering consultant, AECOM, on the development of plans for this project. The plans were advertised for public bids on April 22, 2024. One (1) bid was received and opened on May 7, 2024, following the solicitation period. Highway Maintenance and Construction Company, the sole bidder, is recommended in the best interest of the City, as it is responsive and complies with all requirements of the bidding instructions. The award recommendation letter, including the bid tabulation, is attached.

The contract administration and geotechnical engineering services related to this project will be awarded to the following pre-qualified firms using the fee percentages in the Agreements for Professional Engineering Services and Geotechnical Engineering Services for Public Projects.

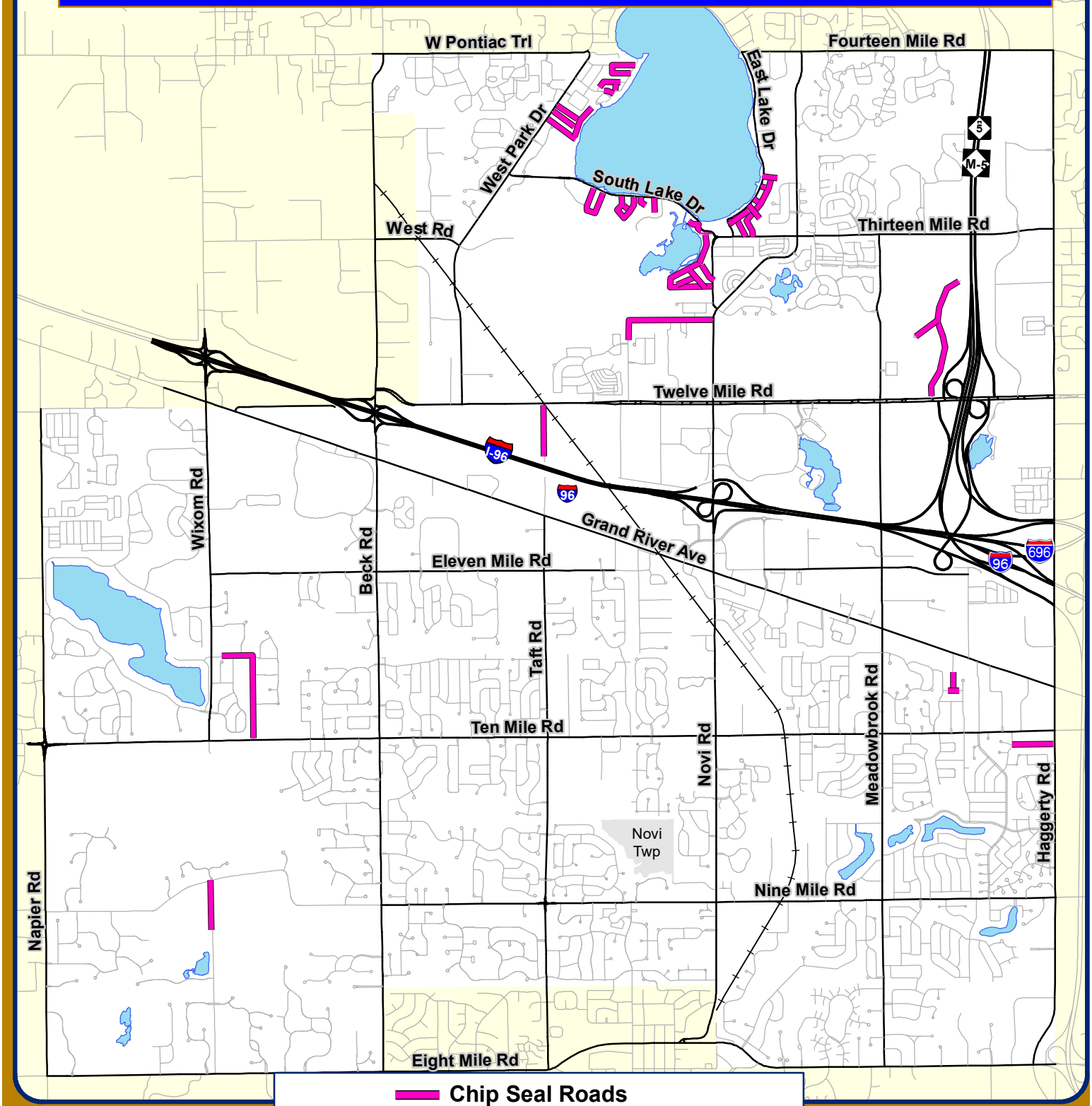
AECOM		
Contract Administration	4.25% of the construction award ($735,600.01 X 0.0425)	$ 31,263.00
Crew Days	$800 daily inspection fee 30 days	$ 24,000.00

G2		
Material testing services	2% of the construction award ($735,600.01 X 0.02)	$ 14,712.00

Due to their current workload, the contractor would not be able to begin until spring 2025.

RECOMMENDED ACTION: Approval to award the construction contract to Highway Maintenance and Construction Company, the sole bidder, for the 2024 Capital Preventative Maintenance program, in the amount of $735,600.01.

2024 Capital Preventative Maintenance - Chip Seal Roads



Chip Seal Roads

- North Haven
- Amis Ave
- Rexton
- Faywood
- Lebenta
- Lavon
- Penhill
- Pickford
- South Lake Ct
- West Lake Dr
- Buffington Dr
- Pembine
- Henning Dr
- Eubank
- Maudlin
- Lemay
- Owenton
- Bernstadt St
- 12.5 Mile Rd
- Dixon Rd
- Taft Rd
- Delmont Dr
- Dinser Dr
- Garfield Rd
- Pleasant Cove Dr
- Shamrock Hill
- Shawood Dr
- Crown Dr
- Austin Dr
- Charlotte St
- Elm Ct
- Duana Ave
- Endwell
- Paramount Ave
- Chapman
- Monticello
- Lashbrook
- Parklow
- Herman Ave
- Summit Dr
- Summit Ct
- Joseph Dr
- Brenda Ln
- Burton Dr

Map Author: Runkel
Date: 5-9-24
Project: 2024 CPM
Version #: 1.0

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.

City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Feet
0 875 1,750 3,500 5,250

1 inch = 4,300 feet

May 9, 2024
Mr. Ben Croy, PE
City of Novi
Engineering Department
26300 Lee BeGole Drive
Novi, MI 48375

Reference: Bid Analysis and Contract Award Recommendation
2024 Chip Seal Program
AECOM Project Number 60723413

Dear Mr. Croy:

Attached is the Bid Tabulation for the above referenced project. One bid was received and opened on May 7, 2024. Despite only receiving one bid, the unit prices and overall bid was very fair.

The low bid is lower than the Engineer's Estimate for the Project.

Highway Maintenance & Construction, the low bidder for the project, has performed many projects for the City of Novi. The bonding company listed in the Statement of Qualifications has an AM Best rating that exceeds the minimum requirements.

We recommend award of contract for the contract work to Highway Maintenance & Construction for $735,600.01. The amount bid for Inspection (Crew Days) is not included in the award amount.

Please feel free to contact me if you need anything else or wish to discuss the project.

Sincerely,

Sean Kelsch, P.E.
Project Manager

cc: Mark Koskinen, AECOM

AECOM Corporation
39575 Lewis Drive, Suite 400
Novi, Michigan 48377
Tel: 248.204.5900
Fax: 248.204.5901

City of Novi
2024 Chip Seal
Tabulation of Bids
Bid Opening: 5/7/2024

				Engineers Estimate		Highway Maintenance & Construction	
Item No.	**Item Description**	**Unit**	**Total Bid Quantity**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**
1	Mobilization (10%)	LSUM	1	$89,992.58	$89,992.58	$ 6,000.00	$ 6,000.00
2	Pre-Construction Audio Visual	LSUM	1	$ 20,000.00	$20,000.00	$ 13,250.00	$ 13,250.00
3	Erosion Control, Silt Fence	Ft	200	$ 15.00	$3,000.00	$ 25.00	$ 5,000.00
4	Seal, Single Chip	Syd	93,403	$ 2.75	$256,858.25	$ 2.92	$ 272,736.76
5	Seal, Single Chip, Patching	Syd	46,702	$ 2.75	$128,430.50	$ 2.92	$ 136,369.84
6	Seal, Fog	Syd	93,403	$ 1.00	$93,403.00	$ 0.62	$ 57,909.86
7	Spray Patch	Ton	250	$ 570.00	$142,500.00	$ 430.00	$ 107,500.00
8	Cold Milling, HMA Surface	Syd	10,569	$ 6.00	$63,414.00	$ 1.95	$ 20,609.55
9	HMA, 1100T	Ton	916	$ 160.00	$146,560.00	$ 120.00	$ 109,920.00
10	Pavt Mrkg, Waterborne, 24 inch, White, Stop Bar	Ft	192	$ 30.00	$5,760.00	$ 12.00	$ 2,304.00
11	Maintaining Traffic	LSUM	1	$ 40,000.00	$40,000.00	$ 4,000.00	$ 4,000.00
	Construction Subtotal				$989,918.33		$735,600.01
12	Crew Days	Day	40	$ 800.00	$32,000.00	30	$ 24,000.00
	Total Construction Cost				**$1,021,918.33**		$759,600.01
					Award Amount (Excludes Crew Days)		**$ 735,600.01**

indicates corrected entry

BID
For
2024 Chip Seal Program

Bid of HIGHWAY MAINTENANCE & CONSTRUCTION hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as A CORPORATION *.

*Insert as applicable: "a corporation", "a partnership" or "an individual".

TO THE CITY OF NOVI, MICHIGAN, hereinafter called OWNER:

The undersigned as Bidder hereby declares: that this Bid is made in good faith without fraud or collusion with any person or persons bidding on the same Contract; that the Bidder has read and examined the Advertisement for Bids, Instructions to Bidders, Bid, General Conditions, Supplementary Conditions, Agreement, Forms of Bond, Specifications and Drawings, as prepared by the ENGINEER, and understands all of the same; that the Bidder of its representative has made personal investigation at the sites of the work and has become fully familiar with regard to the conditions to be met in the execution of this Contract, and the undersigned proposes to furnish all labor, materials, tools, power, transportation, and construction equipment necessary for the construction of the Project and performing related work in full accordance with the aforesaid Contract Documents, including any and all Addenda officially issued, their receipt of which is hereby acknowledged:

Addendum No.	Addendum Date

The Contract will be awarded to the lowest responsive, responsible Bidder based on the unit prices for all Work specified.

The Bidder agrees to complete the Project for the following unit prices:

BASE BID					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
1	Mobilization (10% Max.)	LSUM	1	$ 6,000⁻	$ 6000.00
2	Pre-Construction Audio Visual	LSUM	1	$ 13,250⁻	$ 13,250.00
3	Erosion Control, Silt Fence	Ft	200	$ 25.00	$ 5,000.00
4	Seal, Single Chip	Syd	93,403	$ 2.92	$ 272,736.76
5	Seal, Single Chip, Patching	Syd	46,702	$ 2.92	$ 136,369.84
6	Seal, Fog	Syd	93,403	$ 0.62	$ 57,909.86
7	Spray Patch	Ton	250	$ 430⁻	$ 107,500.00
8	Cold Milling, HMA Surface	Syd	10,569	$ 1.95	$ 20,609.55

BASE BID					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
9	HMA, 1100T	Ton	916	$ 120.00	$ 109,920.00
10	Pavt Mrkg, Waterborne, 24 inch, White, Stop Bar	Ft	192	$ 12.00	$ 2304.00
11	Maintaining Traffic	LSUM	1	$ 4,000-	$ 4,000.00
12	Crew Day	Day	30	$800.00	$ 24,000.00
			TOTAL BASE BID PRICE:		$ 759,600.01

* DUE TO OUR PRESENT WORKLOAD, WE ARE UNABLE TO COMPLETE THE CHIPSEAL TILL SPRING 2025.

If the foregoing Bid shall be accepted by the OWNER, the undersigned agrees to enter into the attached form of Agreement within ten (10) days after receiving notice of such acceptance, will furnish the OWNER satisfactory bonds and certificates of insurance coverage, and will complete the Project, at the price and within the time stated in this Bid.

The undersigned further agrees that if the foregoing Bid shall be accepted, work will commence immediately after the Contract has been awarded, the Agreement executed, and a Notice to Proceed received.

Substantial Completion shall be by October 1, 2024.

Final Completion shall be by October 15, 2024.

Substantial completion shall include all work, excepting final surface restoration.

The undersigned attaches hereto its Bid security, as required by the Advertisement for Bids and Instructions to Bidders. The undersigned agrees that in case it shall fail to fulfill its obligations under the foregoing Bid, and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned its rights and interests in such Contract and that its Bid security accompanying its Bid; has been forfeited to the said OWNER, but otherwise the Bid security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of any of the completion times listed above, the OWNER will suffer a damage of Eight Hundred Dollars ($800.00) per calendar day, and said OWNER shall be compensated therefore at the rate as liquidated damages in accordance with the Agreement.

In submitting this Bid, it is understood that the right is reserved by the OWNER to accept any bid, to reject any or all Bids, and to waive irregularities in bidding in the interest of the OWNER.

SUBMITTED on 5/7/24
Date*

12101 Wahrman St / PO Box 74411
Street*

Romulus, MI 48174
City, State, ZIP*

734.941.8885
Telephone Number*

734.941.8962
Facsimile Number*

BY: Highway Maintenance and Construction Co.
Name of Bidder*

Signature

Jeffrey S Demek, President
Name and Title of Signatory*

*Typed or printed in ink.

CITY OF NOVI CITY COUNCIL
MAY 20, 2024

SUBJECT: Consideration of approval of Change Order No. 3 to Ajax Paving Industries, Inc. for construction of a Beck Road Pavement Preservation Overlay, 9 Mile Road to 11 Mile Road, in the amount of $1,081,882.04.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

EXPENDITURE REQUIRED	**$ 518,405.29 Beck Road (10 to 11 Mile)** **$ 563,476.75 Beck Road (9 to 10 Mile)** **$ 1,081,882.04 TOTAL**
AMOUNT BUDGETED	**$ 125,000.00 FY 2023-24 Budget** **$ 1,229,981.00 FY 2024-25 Budget** **$ 1,354,981.00 TOTAL**
APPROPRIATION REQUIRED	**$ 0**
LINE ITEM NUMBER	**202-499-975.232 & 202-499-975.233 Major Street Fund**

BACKGROUND INFORMATION:

The pavement on Beck Road from 9 Mile Road to 11 Mile Road is in poor condition. DPW staff have been using different maintenance options to extend the pavement life until the planned Beck Road widening project comes to fruition. However, the road condition continues to deteriorate. The proposed pavement preservation overlay (PPO) would help keep the road from deteriorating further until additional funding is obtained for the widening project. City staff recommends issuing a change order to the contractor of the 2023 Capital Preventative Maintenance (CPM) project, Ajax Paving. Ajax has agreed to hold unit prices from the 2023 CPM project for the Beck Rd PPO, which would result in a significantly lower cost than what was estimated (approx. $1M less).

City engineering consultant, AECOM, provided a proposal for design and construction administration. Due to the limited design needed for a PPO, AECOM proposed a lower fee percentage of 2% for the road design. The contract administration and geotechnical engineering services related to this project addition will be granted to

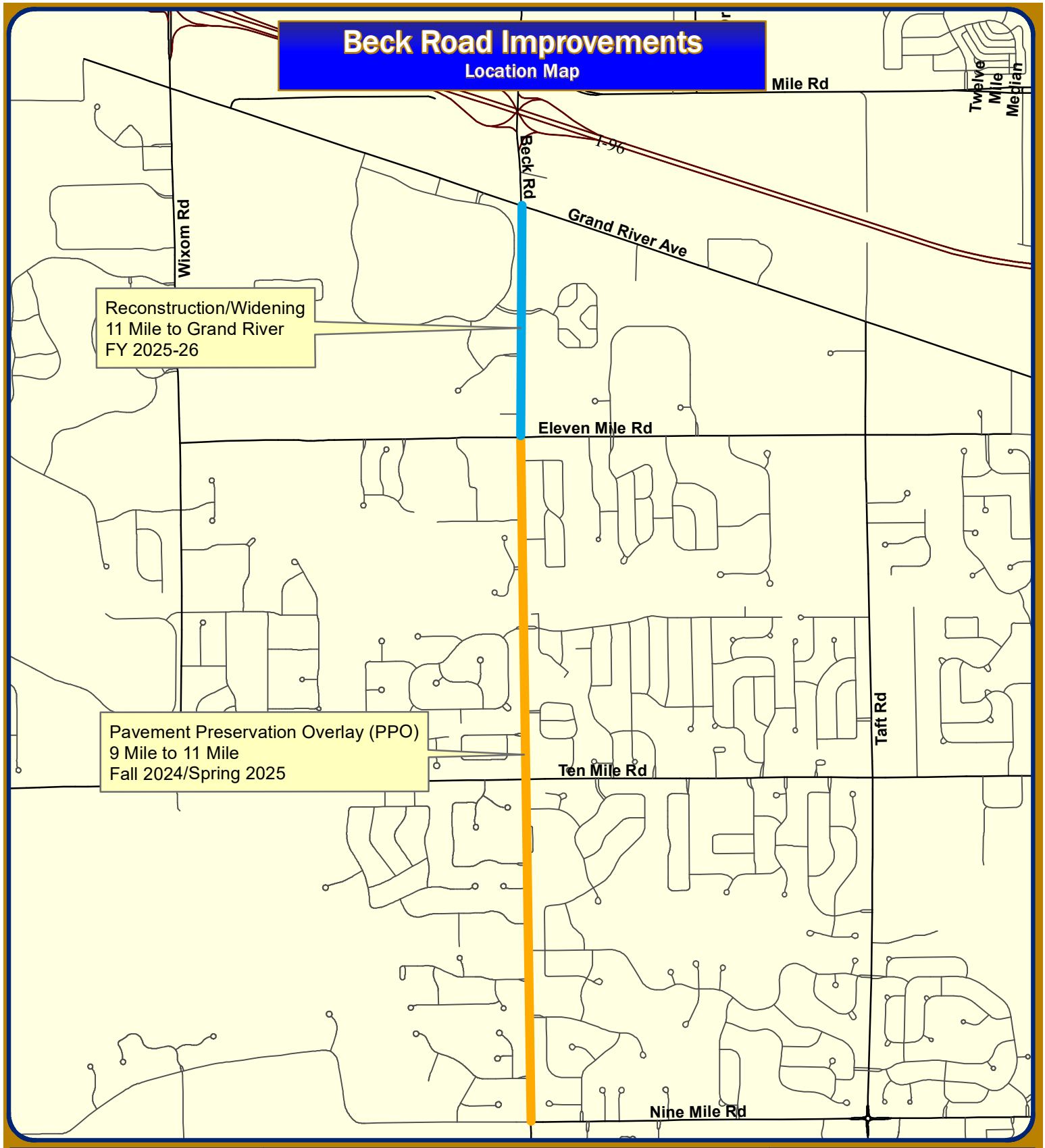
the following pre-qualified firms using the fee percentages in the Agreements for Professional Engineering Services and Geotechnical Engineering Services for Public Projects.

Construction would begin after the Wixom Road project is completed, depending on the weather, and is expected to take two to three weeks to complete. If construction is unable to occur in 2024, it will be pushed back to spring 2025 under agreement with the contractor of a 4 % construction cost increase.

AECOM		
Design	2% of the Change Order value ($1,081,882.04 x 0,02)	$21,637.64
Contract Administration	3% of the Change Order value ($1,081,882.04 x 0,03)	$32,456.46
Crew Days	$800 daily inspection fee X 10 days	$8,000.00
G2 Consulting Group, Inc. (G2)		
Material testing services	1.9% of the Change Order value ($1,081,882.04 X 0.019)	$20,555.76

RECOMMENDED ACTION: Approval of Change Order No. 3 to Ajax Paving Industries, Inc. for construction of a Beck Road Pavement Preservation Overlay, 9 Mile Road to 11 Mile Road, in the amount of $1,081,882.04.

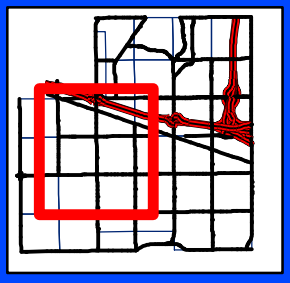
Beck Road Improvements
Location Map



Map Author: Croy
Date: 4/24/2024
Project: Beck Road
Version #: v1.0

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.



City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Feet
0 410 820 1,640 2,460
1 inch = 2,000 feet

WORK CHANGE DIRECTIVE & CHANGE ORDER No. 3

PURCHASE ORDER NO. 97349

NOVI NO.: 23-2201
CIP NO.: N/A

Project: 2023 Capital Preventative Maintenance Program

Owner:
City of Novi
26300 Lee BeGole Dr.
Novi, Michigan 48375
(248) 735-5632

Engineer:
AECOM-Great Lakes
39575 Lewis Drive, Suite 400
Novi, Michigan 48377
(248) 204-5900

Contractor:
Ajax Paving Industries, Inc.
1957 Crooks Road, Suite A
Troy, Michigan 48084
(248) 244-3300

This document hereby renders changes in the Work, changes in the Contract Time and changes in the Contract Price by adding, deducting and/or balancing individual Contract line items through a signed authorization of the Prime Contractor, Owner, and Engineer.

Drafted Date: May 9, 2024

Reasoning:
Adding resurfacing work of Beck Rd from 9 Mile Rd to 11 Mile Rd.
Division 2 - 10 Mile to 11 Mile (GL# 202-449.20-975.232)
Division 3 - 9 Mile to 19 Mile (GL# 202-449.20-975.233)

EXISTING CONTRACT ITEMS

Item No.	Division	Item Description	Unit	Unit Price	Quantity	Contract Price Add	Contract Price Deduct
0	1	"Crew Days" - Base Bid	CD	$800.00		☐	☐
0	2	"Crew Days" - 10 to 11 Mile	CD	$800.00		☐	☐
0	3	"Crew Days" - 9 to 10 Mile	CD	$800.00		☐	☐
0	4	"Crew Days" -	CD	$800.00		☐	☐
0	5	"Crew Days" -	CD	$800.00		☐	☐
					Subtotals	$0.00	$0.00
					Total		**$0.00**

NEW CONTRACT ITEMS

Item No.	Division	Item Description	Unit	Unit Price	Quantity	Contract Price Add	Contract Price Deduct
17	2	Mobilization - Beck - 10-11	LSUM	$52,500.00	1	$52,500.00	
18	2	Pre-Construction Audio-Video - Beck - 10-11	LSUM	$925.00	1	$925.00	
19	2	Erosion Control, Silt Fence - Beck - 10-11	Ft	$1.35	375	$506.25	
20	2	Ersn Ctrl, Inlt Prtctn, Fbrc Drop - Beck - 10-11	Ea	$100.00	3	$300.00	
21	2	Cold Milling, HMA Surface - Beck - 10-11	Syd	$2.98	23373	$69,651.54	
22	2	HMA, 4EMH - Beck - 10-11	Ton	$117.25	2700	$316,575.00	
23	2	Base Reparis - Beck - 10-11	Syd	$30.00	468	$14,040.00	
24	2	Pavement Markings - Beck - 10-11	LSUM	$11,907.50	1	$11,907.50	
25	2	Maintaning Traffic - Beck - 10-11	LSUM	$42,000.00	1	$42,000.00	
26	2	Shoulder Touch-up - Beck - 10-11	LSUM	$10,000.00	1	$10,000.00	
27	3	Mobilization - Beck - 9-10	LSUM	$52,500.00	1	$52,500.00	
28	3	Pre-Construction Audio-Video - Beck - 9-10	LSUM	$925.00	1	$925.00	
29	3	Erosion Control, Silt Fence - Beck - 9-10	Ft	$1.35	375	$506.25	
30	3	Cold Milling, HMA Surface - Beck - 9-10	Syd	$2.98	26025	$77,554.50	
31	3	HMA, 4EMH - Beck - 9-10	Ton	$117.25	3006	$352,453.50	
32	3	Base Reparis - Beck - 9-10	Syd	$30.00	521	$15,630.00	
33	3	Pavement Markings - Beck - 9-10	LSUM	$11,907.50	1	$11,907.50	
34	3	Maintaning Traffic - Beck - 9-10	LSUM	$42,000.00	1	$42,000.00	
35	3	Shoulder Touch-up - Beck - 9-10	LSUM	$10,000.00	1	$10,000.00	
					Subtotals	$1,081,882.04	$0.00
					Total		$1,081,882.04

Increase/Decrease in Contract Price	$1,081,882.04
Original Contract Amount	$866,078.70
Sum of Previous Approved Change Orders	-$1,663.65
Revised Contract Amount	$1,946,297.09

THE CHANGES ADDRESSED BY THIS CHANGE ORDER HEREBY ADJUSTS THE CONTRACT TIME BY:

Accepted By: _____
Ajax Paving Industries, Inc.

Prepared By: _____
AECOM-Great Lakes

Reviewed By: _____
Aaron J. Staup, Construction Engineer

Approved By: _____
Tracey Marzonie, Purchasing Manager

CITY OF NOVI CITY COUNCIL
MAY 20, 2024

SUBJECT: Consideration of approval to award the construction contract to Mattioli Cement, the low bidder, for the 2024 and 2025 Concrete Neighborhood Roads Program in the amount of $2,565,696.80.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

EXPENDITURE REQUIRED	$ 1,018,819.00 NRP 2024 – Concrete $ 1,546,877.80 NRP 2025 – Concrete **$ 2,565,696.80 TOTAL 2024/2025 Concrete**
AMOUNT BUDGETED	$ 905,587.00 FY 2023-24 Budget $ 343,321.00 FY 2024-25 Budget **$ 1,248,908.00 TOTAL NRP 2024 – Concrete** $ 1,352,130.00 FY 2024-25 Budget $ 540,910.00 FY 2025-26 Budget **$ 1,893,040.00 TOTAL NRP 2025 – Concrete** **$ 3,141,948.00 TOTAL BUDGET**
APPROPRIATION REQUIRED	**$ 0**
LINE ITEM NUMBER	**Local Street Fund** **203-449.30-974.251 NRP 2024 – Concrete** **203-449.30-974.261 NRP 2025 – Concrete**

BACKGROUND INFORMATION:

The Engineering Division worked with City consultant, AECOM, on developing a potential list of streets for the 2024 and 2025 Neighborhood Roads Program (NRP). The program is divided into two contracts, concrete roads, and asphalt roads. The program was advertised for a two-year contract to secure unit prices and lower the overall costs of bidding and design.

The NRP concrete program includes rehabilitation and reconstruction of local roadways. Roads selected for the 2024 concrete program are Broadmoor Park Lane, Argyle Street, Whitehall Drive, Venice Drive, and alternate street, Baker Drive. Roads selected for the 2025 concrete program are Riverview Lane, White Pines Drive, Mystic Forest Drive, and Foxton Drive.

AECOM assisted the Engineering Division with developing design plans for the project. The plans were advertised for public bids on March 26, 2024. Four (4) bids were received and opened on April 16, 2024, following the solicitation period. Mattioli Cement, the low bidder, is recommended in the best interest of the City, as it is responsive and complies with all requirements of the bidding instructions. The award recommendation letter, including the bid tabulation, is attached.

Bids Received

Contractor	**Total 2024/2025/Alternate Bid (includes Crew Days)***
Mattioli Cement	$2,685,696.80
Koala-t Construction, Inc.	$3,293,845.05
Great Lakes Contracting Slns.	$3,495,349.75
Audia Concrete Const., Inc.	$3,716,787.00

***Crew Days are included to compare bids but are not included in the award.**

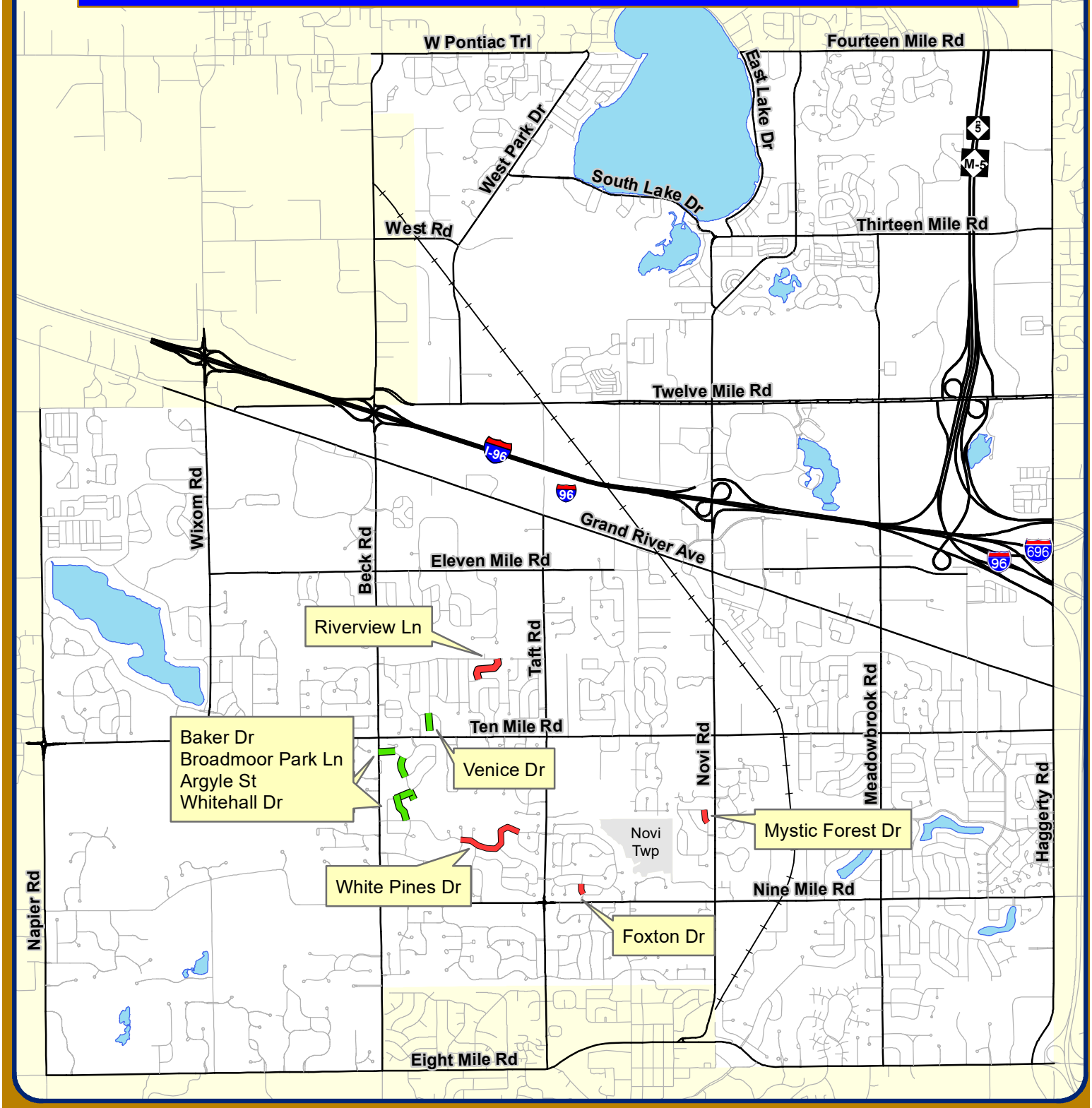
The contract administration and geotechnical engineering services related to this project will be awarded to the following pre-qualified firms using the fee percentages in the Agreements for Professional Engineering Services and Geotechnical Engineering Services for Public Projects.

AECOM			
2024 NRP- Concrete (includes Alternate Bid)	Contract Administration	4.75% of the 2024 construction award	$48,393.91
	Crew Days	$800 daily inspection fee x 61 days	$48,800.00
2025 NRP- Concrete	Contract Administration	4.75% of the 2025 construction award	$73,476.70
	Crew Days	$800 daily inspection fee x 89 days	$71,200.00
G2			
2024 NRP- Concrete (includes Alternate Bid)	Material Testing Services	1.9% of the construction award	$19,357.56
2025 NRP- Concrete	Material Testing Services	1.9% of the construction award	$29,390.68

The 2024 selected roads will be substantially complete by Fall 2024, and the 2025 selected roads will be substantially complete by Fall 2025.

RECOMMENDED ACTION: Approval to award the construction contract to Mattioli Cement, the low bidder, for the 2024 and 2025 Concrete Neighborhood Roads Program in the amount of $2,565,696.80.

2024-25 Neighborhood Road Program - Concrete Streets



Map Author: Runkel
Date:5-2-24
Project: 2024-25 NRP Concrete
Version #: 1.0

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.

Legend

- 2024 Concrete Streets
- 2025 Concrete Streets

City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Feet
0 875 1,750 3,500 5,250

1 inch = 4,300 feet

April 22, 2024
Mr. Ben Croy, PE
City of Novi
Engineering Department
26300 Lee BeGole Drive
Novi, MI 48375

Reference: Bid Analysis and Contract Award Recommendation
Concrete 2024-2025 Neighborhood Roads Program
AECOM Project Number 60719086

Dear Mr. Croy:

Attached is the Bid Tabulation for the above referenced project. Four bids were received and opened on April 16, 2024. Competition appears to have been very good. Mathematical errors were noted in the highest bidder. The errors did not impact the order of the bidders. The errors in the highest bidder were in a summation of all items, not an individual multiplication error between a quantity and a unit price of an item. Additionally, the highest bidder did not follow bid instructions to use the same unit price for the 2024 work, 2025 work, and alternate bid. This also did not impact the low bid.

The low bid is lower than the Engineer's Estimate for the Project.

Mattioli Cement, the low bidder for the project, has performed many projects for the City of Novi. The bonding company listed in the Statement of Qualifications has an AM Best rating that exceeds the minimum requirements.

We recommend award of contract for the contract work to Mattioli Cement. for $2,565,696.80 for 2024, 2025, and Alternate Bid 1. The amount bid for Inspection (Crew Days) is not included in the award amount.

Please feel free to contact me if you need anything else or wish to discuss the project.

Sincerely,

Sean Kelsch, P.E.
Project Manager

cc: Mark Koskinen, AECOM

AECOM Corporation
39575 Lewis Drive, Suite 400
Novi, Michigan 48377
Tel: 248.204.5900
Fax: 248.204.5901

City of Novi
2024-2025 Concrete Neighborhood Roads Program
Tabulation of Bids
Bid Opening: 4/16/2024
2024 Bid

				Engineers Estimate		Mattioli Cement		Koala-t Construction Inc.		Great Lakes Contracting Slns.		Audia Concrete Const, Inc.	
Item No.	Item Description	Unit	Total Bid Quantity	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost
1	Mobilization (10%)	LSUM	1	$106,304.50	$106,304.50	$ 8,000.00	$ 8,000.00	$ 19,910.00	$ 19,910.00	$ 40,000.00	$ 40,000.00	$ 45,000.00	$ 45,000.00
2	Pre-Construction Audio Visual	LSUM	1	$ 3,000.00	$3,000.00	$ 1,275.00	$ 1,275.00	$ 2,000.00	$ 2,000.00	$ 1,100.00	$ 1,100.00	$ 4,000.00	$ 4,000.00
3	Erosion Control, Silt Fence	Ft	400	$ 5.00	$2,000.00	$ 1.00	$ 400.00	$ 2.00	$ 800.00	$ 1.00	$ 400.00	$ 4.50	$ 1,800.00
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	18	$ 250.00	$4,500.00	$ 50.00	$ 900.00	$ 100.00	$ 1,800.00	$ 125.00	$ 2,250.00	$ 185.00	$ 3,330.00
5	Pavt, Rem, Modified	Syd	8,462	$ 12.50	$105,775.00	$ 10.00	$ 84,620.00	$ 15.10	$ 127,776.20	$ 17.25	$ 145,969.50	$ 17.00	$ 143,854.00
6	Pavt Repr, Rem	Syd	380	$ 12.50	$4,750.00	$ 20.00	$ 7,600.00	$ 9.00	$ 3,420.00	$ 18.50	$ 7,030.00	$ 17.00	$ 6,460.00
7	Sidewalk, Rem, Modified	Syd	144	$ 12.50	$1,800.00	$ 10.00	$ 1,440.00	$ 13.00	$ 1,872.00	$ 12.75	$ 1,836.00	$ 17.00	$ 2,448.00
8	Subgrade Undercutting, Special, 1 x 3	Cyd	521	$ 65.00	$33,865.00	$ 49.00	$ 25,529.00	$ 50.30	$ 26,206.30	$ 65.00	$ 33,865.00	$ 99.00	$ 51,579.00
9	Conc Pavt with Integral Curb, Nonreinf, 8 inch	Syd	8,296	$ 70.00	$580,720.00	$ 55.60	$ 461,257.60	$ 67.90	$ 563,298.40	$ 67.50	$ 559,980.00	$ 68.00	$ 564,128.00
10	Driveway, Nonreinf Conc, 6 inch	Syd	166	$ 62.50	$10,375.00	$ 53.00	$ 8,798.00	$ 65.35	$ 10,848.10	$ 60.00	$ 9,960.00	$ 66.00	$ 10,956.00
11	Conc Pavt, Full Depth, Slab Repair	Syd	380	$ 65.00	$24,700.00	$ 57.00	$ 21,660.00	$ 79.00	$ 30,020.00	$ 73.00	$ 27,740.00	$ 150.00	$ 57,000.00
12	Underdrain, Subgrade, Open-Graded, 6 inch	Ft	4,414	$ 15.00	$66,210.00	$ 13.00	$ 57,382.00	$ 12.50	$ 55,175.00	$ 13.50	$ 59,589.00	$ 22.00	$ 97,108.00
13	Aggregate Base, 21AA Limestone, 8 inch	Syd	9,136	$ 12.50	$114,200.00	$ 13.00	$ 118,768.00	$ 15.70	$ 143,435.20	$ 18.00	$ 164,448.00	$ 14.00	$ 127,904.00
14	Tensar TX5 Geogrid	Syd	7,374	$ 5.00	$36,870.00	$ 7.00	$ 51,618.00	$ 2.50	$ 18,435.00	$ 6.50	$ 47,931.00	$ 4.00	$ 29,496.00
15	Aggregate Base, 21AA Limestone, 4 inch	Syd	170	$ 10.00	$1,700.00	$ 9.00	$ 1,530.00	$ 11.40	$ 1,938.00	$ 14.75	$ 2,507.50	$ 13.00	$ 2,210.00
16	Curb Ramp, Conc, 6 inch	Sft	1,303	$ 10.00	$13,030.00	$ 7.00	$ 9,121.00	$ 7.90	$ 10,293.70	$ 9.50	$ 12,378.50	$ 14.00	$ 18,242.00
17	Detectable Warning Surface	Ft	60	$ 70.00	$4,200.00	$ 40.00	$ 2,400.00	$ 50.00	$ 3,000.00	$ 45.00	$ 2,700.00	$ 200.00	$ 12,000.00
18	Dr Structure Cover, Adj, Case 1	Ea	10	$ 400.00	$4,000.00	$ 300.00	$ 3,000.00	$ 200.00	$ 2,000.00	$ 400.00	$ 4,000.00	$ 620.00	$ 6,200.00
19	DPS Structure Cover, Adj, Case 1	Ea	4	$ 400.00	$1,600.00	$ 300.00	$ 1,200.00	$ 300.00	$ 1,200.00	$ 475.00	$ 1,900.00	$ 620.00	$ 2,480.00
20	Dr Structure Cover, Type J	Ea	3	$ 1,200.00	$3,600.00	$ 1,200.00	$ 3,600.00	$ 1,000.00	$ 3,000.00	$ 1,351.00	$ 4,053.00	$ 900.00	$ 2,700.00
21	Point Up Drainage Structure	EA	15	$ 350.00	$5,250.00	$ 200.00	$ 3,000.00	$ 500.00	$ 7,500.00	$ 350.00	$ 5,250.00	$ 650.00	$ 9,750.00
22	Reconstruct Drainage Structure	Ft	6	$ 800.00	$4,800.00	$ 300.00	$ 1,800.00	$ 200.00	$ 1,200.00	$ 200.00	$ 1,200.00	$ 200.00	$ 1,200.00
23	Dr Structure, Tap, 6 inch	Ea	17	$ 300.00	$5,100.00	$ 75.00	$ 1,275.00	$ 400.00	$ 6,800.00	$ 100.00	$ 1,700.00	$ 375.00	$ 6,375.00
24	Mailbox Maintenance	LSUM	1	$ 1,000.00	$1,000.00	$ 1,000.00	$ 1,000.00	$ 5,000.00	$ 5,000.00	$ 2,000.00	$ 2,000.00	$ 5,000.00	$ 5,000.00
25	Maintaining Traffic	LSUM	1	$ 20,000.00	$20,000.00	$ 1,000.00	$ 1,000.00	$ 10,000.00	$ 10,000.00	$ 7,000.00	$ 7,000.00	$ 20,000.00	$ 20,000.00
26	Surface Restoration	LSUM	1	$ 10,000.00	$10,000.00	$ 1,000.00	$ 1,000.00	$ 25,000.00	$ 25,000.00	$ 8,000.00	$ 8,000.00	$ 15,000.00	$ 15,000.00
	Construction Subtotal				$1,169,349.50		$879,173.60		$1,081,927.90		$1,154,787.50		$1,246,220.00
27	Crew Days	Day	45	$ 800.00	$36,000.00	51	$ 40,800.00	55	$ 44,000.00	50	$ 40,000.00	60	$ 48,000.00
	Total Construction Cost				**$1,205,349.50**		$919,973.60		$1,125,927.90		$1,194,787.50		$1,294,220.00
					Award Amount (Excludes Crew Days)		**$ 879,173.60**						

2025 Bid

				Engineers Estimate		Mattioli Cement		Koala-t Construction Inc.		Great Lakes Contracting Slns.		Audia Concrete Const, Inc.	
Item No.	Item Description	Unit	Total Bid Quantity	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost
1	Mobilization (10%)	LSUM	1	$184,180.05	$184,180.05	$ 10,000.00	$ 10,000.00	$ 33,910.00	$ 33,910.00	$ 60,000.00	$ 60,000.00	$ 75,000.00	$ 75,000.00
2	Pre-Construction Audio Visual	LSUM	1	$ 3,000.00	$3,000.00	$ 2,000.00	$ 2,000.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
3	Erosion Control, Silt Fence	Ft	400	$ 5.00	$2,000.00	$ 1.00	$ 400.00	$ 2.00	$ 800.00	$ 1.00	$ 400.00	$ 4.50	$ 1,800.00
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	20	$ 250.00	$5,000.00	$ 50.00	$ 1,000.00	$ 100.00	$ 2,000.00	$ 125.00	$ 2,500.00	$ 185.00	$ 3,700.00
5	Pavt, Rem, Modified	Syd	15,395	$ 12.50	$192,437.50	$ 10.00	$ 153,950.00	$ 15.10	$ 232,464.50	$ 17.25	$ 265,563.75	$ 17.00	$ 261,715.00
6	Sidewalk, Rem, Modified	Syd	227	$ 12.50	$2,837.50	$ 10.00	$ 2,270.00	$ 13.00	$ 2,951.00	$ 12.75	$ 2,894.25	$ 17.00	$ 3,859.00
7	Tree and Stump, Rem, 6 inch to 18 inch	Ea	2	$ 800.00	$1,600.00	$ 1,000.00	$ 2,000.00	$ 1,000.00	$ 2,000.00	$ 950.00	$ 1,900.00	$ 1,500.00	$ 3,000.00
8	Subgrade Undercutting, Special, 1 x 3	Cyd	907	$ 65.00	$58,955.00	$ 49.00	$ 44,443.00	$ 50.30	$ 45,622.10	$ 65.00	$ 58,955.00	$ 99.00	$ 89,793.00
9	Conc Pavt with Integral Curb, Nonreinf, 8 inch	Syd	15,108	$ 70.00	$1,057,560.00	$ 55.60	$ 840,004.80	$ 67.90	$ 1,025,833.20	$ 67.50	$ 1,019,790.00	$ 68.00	$ 1,027,344.00
10	Driveway, Nonreinf Conc, 6 inch	Syd	287	$ 62.50	$17,937.50	$ 53.00	$ 15,211.00	$ 65.35	$ 18,755.45	$ 60.00	$ 17,220.00	$ 66.00	$ 18,942.00
11	Underdrain, Subgrade, Open-Graded, 6 inch	Ft	6,394	$ 15.00	$95,910.00	$ 13.00	$ 83,122.00	$ 12.50	$ 79,925.00	$ 13.50	$ 86,319.00	$ 22.00	$ 140,668.00
12	Aggregate Base, 21AA Limestone, 8 inch	Syd	16,670	$ 12.50	$208,375.00	$ 13.00	$ 216,710.00	$ 15.70	$ 261,719.00	$ 18.00	$ 300,060.00	$ 14.00	$ 233,380.00
13	Tensar TX5 Geogrid	Syd	12,542	$ 5.00	$62,710.00	$ 7.00	$ 87,794.00	$ 2.50	$ 31,355.00	$ 6.50	$ 81,523.00	$ 4.00	$ 50,168.00
14	Aggregate Base, 21AA Limestone, 4 inch	Syd	231	$ 10.00	$2,310.00	$ 9.00	$ 2,079.00	$ 11.40	$ 2,633.40	$ 14.75	$ 3,407.25	$ 13.00	$ 3,003.00
15	Sidewalk, Conc, 4 inch	Sft	221	$ 8.00	$1,768.00	$ 10.00	$ 2,210.00	$ 7.00	$ 1,547.00	$ 8.50	$ 1,878.50	$ 10.00	$ 2,210.00
16	Sidewalk, Conc, 6 inch	Sft	80	$ 10.00	$800.00	$ 11.00	$ 880.00	$ 7.50	$ 600.00	$ 9.25	$ 740.00	$ 11.00	$ 880.00
17	Curb Ramp, Conc, 6 inch	Sft	1,537	$ 10.00	$15,370.00	$ 7.00	$ 10,759.00	$ 7.90	$ 12,142.30	$ 9.50	$ 14,601.50	$ 14.00	$ 21,518.00
18	Detectable Warning Surface	Ft	75	$ 70.00	$5,250.00	$ 40.00	$ 3,000.00	$ 50.00	$ 3,750.00	$ 45.00	$ 3,375.00	$ 200.00	$ 15,000.00
19	Dr Structure Cover, Adj, Case 1	Ea	8	$ 400.00	$3,200.00	$ 300.00	$ 2,400.00	$ 200.00	$ 1,600.00	$ 400.00	$ 3,200.00	$ 620.00	$ 4,960.00
20	DPS Structure Cover, Adj, Case 1	Ea	2	$ 400.00	$800.00	$ 300.00	$ 600.00	$ 300.00	$ 600.00	$ 475.00	$ 950.00	$ 620.00	$ 1,240.00
21	Dr Structure Cover, Type J	Ea	10	$ 1,200.00	$12,000.00	$ 1,200.00	$ 12,000.00	$ 1,000.00	$ 10,000.00	$ 1,351.00	$ 13,510.00	$ 900.00	$ 9,000.00
22	Point Up Drainage Structure	EA	8	$ 350.00	$2,800.00	$ 200.00	$ 1,600.00	$ 500.00	$ 4,000.00	$ 350.00	$ 2,800.00	$ 650.00	$ 5,200.00
23	Reconstruct Drainage Structure	Ft	8	$ 800.00	$6,400.00	$ 300.00	$ 2,400.00	$ 200.00	$ 1,600.00	$ 200.00	$ 1,600.00	$ 200.00	$ 1,600.00
24	Dr Structure, Tap, 6 inch	Ea	17	$ 300.00	$5,100.00	$ 75.00	$ 1,275.00	$ 400.00	$ 6,800.00	$ 100.00	$ 1,700.00	$ 375.00	$ 6,375.00
25	Sewer, Rem, Less than 24 inch	Ft	64	$ 30.00	$1,920.00	$ 30.00	$ 1,920.00	$ 25.00	$ 1,600.00	$ 20.00	$ 1,280.00	$ 30.00	$ 1,920.00
26	Dr Structure, Rem	Ea	3	$ 650.00	$1,950.00	$ 300.00	$ 900.00	$ 1,000.00	$ 3,000.00	$ 1,100.00	$ 3,300.00	$ 800.00	$ 2,400.00
27	Dr Structure, 24 inch	Ea	4	$ 2,250.00	$9,000.00	$ 2,600.00	$ 10,400.00	$ 4,500.00	$ 18,000.00	$ 2,650.00	$ 10,600.00	$ 3,800.00	$ 15,200.00
28	Dr Structure, 48 inch	Ea	3	$ 3,500.00	$10,500.00	$ 2,800.00	$ 8,400.00	$ 5,000.00	$ 15,000.00	$ 3,575.00	$ 10,725.00	$ 4,200.00	$ 12,600.00
29	Sewer, Cl A, 12 inch, Tr Det B	Ft	181	$ 110.00	$19,910.00	$ 102.00	$ 18,462.00	$ 65.00	$ 11,765.00	$ 98.75	$ 17,873.75	$ 185.00	$ 33,485.00
30	Dr Structure, Tap, 12 inch	Ea	2	$ 800.00	$1,600.00	$ 300.00	$ 600.00	$ 500.00	$ 1,000.00	$ 375.00	$ 750.00	$ 950.00	$ 1,900.00
31	Mailbox Maintenance	LSUM	1	$ 1,000.00	$1,000.00	$ 1,000.00	$ 1,000.00	$ 7,500.00	$ 7,500.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
32	Pavt Mrkg, Waterborne, White, 24 inch, Stop Bar	Ft	36	$ 50.00	$1,800.00	$ 58.00	$ 2,088.00	$ 29.50	$ 1,062.00	$ 40.00	$ 1,440.00	$ 45.00	$ 1,620.00
33	Maintaining Traffic	LSUM	1	$ 20,000.00	$20,000.00	$ 4,000.00	$ 4,000.00	$ 10,000.00	$ 10,000.00	$ 14,000.00	$ 14,000.00	$ 30,000.00	$ 30,000.00
34	Surface Restoration	LSUM	1	$ 10,000.00	$10,000.00	$ 1,000.00	$ 1,000.00	$ 45,325.00	$ 45,325.00	$ 12,000.00	$ 12,000.00	$ 25,000.00	$ 25,000.00
	Construction Subtotal				$2,025,980.55		$1,546,877.80		$1,899,359.95		$2,026,856.00		$2,114,480.00
35	Crew Days	Day	100	$ 800.00	$80,000.00	89	$ 71,200.00	90	$ 72,000.00	90	$ 72,000.00	88	$ 70,400.00
	Total Construction Cost				**$2,105,980.55**		$1,618,077.80		$1,971,359.95		$2,098,856.00		$2,184,880.00
					Award Amount (Excludes Crew Days)		**$ 1,546,877.80**						

Alternate Bid

Item No.	Item Description	Unit	Total Bid Quantity	Engineers Estimate		Mattioli Cement		Koala-t Construction Inc.		Great Lakes Contracting Slns.		Audia Concrete Const, Inc.	
				Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost
1	Mobilization (10%)	LSUM	1	$16,760.50	$16,760.50	$ 3,000.00	$ 3,000.00	$ 3,910.00	$ 3,910.00	$ 5,000.00	$ 5,000.00	$ 12,000.00	$ 12,000.00
2	Pre-Construction Audio Visual	LSUM	1	$ 750.00	$750.00	$ 1,000.00	$ 1,000.00	$ 1,200.00	$ 1,200.00	$ 1,000.00	$ 1,000.00	$ 2,500.00	$ 2,500.00
3	Erosion Control, Silt Fence	Ft	100	$ 5.00	$500.00	$ 1.00	$ 100.00	$ 2.00	$ 200.00	$ 1.00	$ 100.00	$ 4.50	$ 450.00
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	1	$ 250.00	$250.00	$ 50.00	$ 50.00	$ 100.00	$ 100.00	$ 125.00	$ 125.00	$ 185.00	$ 185.00
5	Pavt, Rem, Modified	Syd	1,422	$ 12.50	$17,775.00	$ 10.00	$ 14,220.00	$ 15.10	$ 21,472.20	$ 17.25	$ 24,529.50	$ 17.00	$ 24,174.00
6	Sidewalk, Rem, Modified	Syd	9	$ 12.50	$112.50	$ 10.00	$ 90.00	$ 13.00	$ 117.00	$ 12.75	$ 114.75	$ 17.00	$ 153.00
7	Subgrade Undercutting, Special, 1 x 3	Cyd	82	$ 65.00	$5,330.00	$ 49.00	$ 4,018.00	$ 50.30	$ 4,124.60	$ 65.00	$ 5,330.00	$ 99.00	$ 8,118.00
8	Conc Pavt with Integral Curb, Nonreinf, 8 inch	Syd	1,354	$ 70.00	$94,780.00	$ 55.60	$ 75,282.40	$ 67.90	$ 91,936.60	$ 67.50	$ 91,395.00	$ 71.00	$ 96,134.00
9	Driveway, Nonreinf Conc, 6 inch	Syd	68	$ 62.50	$4,250.00	$ 53.00	$ 3,604.00	$ 65.35	$ 4,443.80	$ 60.00	$ 4,080.00	$ 66.00	$ 4,488.00
10	Underdrain, Subgrade, Open-Graded, 6 inch	Ft	433	$ 15.00	$6,495.00	$ 13.00	$ 5,629.00	$ 12.50	$ 5,412.50	$ 13.50	$ 5,845.50	$ 22.00	$ 9,526.00
11	Aggregate Base, 21AA Limestone, 8 inch	Syd	1,519	$ 12.50	$18,987.50	$ 13.00	$ 19,747.00	$ 15.70	$ 23,848.30	$ 18.00	$ 27,342.00	$ 14.00	$ 21,266.00
12	Tensar TX5 Geogrid	Syd	1,519	$ 5.00	$7,595.00	$ 7.00	$ 10,633.00	$ 2.50	$ 3,797.50	$ 6.50	$ 9,873.50	$ 4.00	$ 6,076.00
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	10	$ 10.00	$100.00	$ 9.00	$ 90.00	$ 11.40	$ 114.00	$ 14.75	$ 147.50	$ 13.00	$ 130.00
14	Curb Ramp, Conc, 6 inch	Sft	73	$ 10.00	$730.00	$ 7.00	$ 511.00	$ 7.90	$ 576.70	$ 9.50	$ 693.50	$ 14.00	$ 1,022.00
15	Detectable Warning Surface	Ft	10	$ 70.00	$700.00	$ 40.00	$ 400.00	$ 50.00	$ 500.00	$ 45.00	$ 450.00	$ 200.00	$ 2,000.00
16	Point Up Drainage Structure	EA	1	$ 350.00	$350.00	$ 200.00	$ 200.00	$ 500.00	$ 500.00	$ 350.00	$ 350.00	$ 650.00	$ 650.00
17	Dr Structure, Tap, 6 inch	Ea	1	$ 300.00	$300.00	$ 75.00	$ 75.00	$ 400.00	$ 400.00	$ 100.00	$ 100.00	$ 375.00	$ 375.00
18	Mailbox Maintenance	LSUM	1	$ 500.00	$500.00	$ 100.00	$ 100.00	$ 2,000.00	$ 2,000.00	$ 750.00	$ 750.00	$ 1,500.00	$ 1,500.00
19	Pavt Mrkg, Waterborne, White, 24 inch, Stop Bar	Ft	12	$ 50.00	$600.00	$ 58.00	$ 696.00	$ 29.50	$ 354.00	$ 40.00	$ 480.00	$ 45.00	$ 540.00
20	Maintaining Traffic	LSUM	1	$ 5,000.00	$5,000.00	$ 100.00	$ 100.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 24,000.00	$ 24,000.00
21	Surface Restoration	LSUM	1	$ 2,500.00	$2,500.00	$ 100.00	$ 100.00	$ 8,550.00	$ 8,550.00	$ 5,000.00	$ 5,000.00	$ 12,000.00	$ 12,000.00
	Construction Subtotal				$184,365.50		$139,645.40		$176,557.20		$185,706.25		$227,287.00
22	Crew Days	Day	10	$ 800.00	$8,000.00	10	$ 8,000.00	25	$ 20,000.00	20	$ 16,000.00	13	$ 10,400.00
	Total Construction Cost				**$192,365.50**		$147,645.40		$196,557.20		$201,706.25		$237,687.00
					Award Amount (Excludes Crew Days)		**$ 139,645.40**						

indicates corrected entry

indicates item in which bid instructions to use the same unit price for both years and alternate bid was not followed.

BID
For
2024-2025 Concrete Neighborhood Roads Program

Bid of Mattioli Cement Co. L.L.C hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as Mattioli Cement Co. L.L.C*.

*Insert as applicable: "a corporation", "a partnership" or "an individual".

TO THE CITY OF NOVI, MICHIGAN, hereinafter called OWNER:

The undersigned as Bidder hereby declares: that this Bid is made in good faith without fraud or collusion with any person or persons bidding on the same Contract; that the Bidder has read and examined the Advertisement for Bids, Instructions to Bidders, Bid, General Conditions, Supplementary Conditions, Agreement, Forms of Bond, Specifications and Drawings, as prepared by the ENGINEER, and understands all of the same; that the Bidder of its representative has made personal investigation at the sites of the work and has become fully familiar with regard to the conditions to be met in the execution of this Contract, and the undersigned proposes to furnish all labor, materials, tools, power, transportation, and construction equipment necessary for the construction of the Project and performing related work in full accordance with the aforesaid Contract Documents, including any and all Addenda officially issued, their receipt of which is hereby acknowledged:

Addendum No.	Addendum Date
1	4-9-2024 JM

The Contract will be awarded to the lowest responsive, responsible Bidder based on the unit prices for all Work specified.

All unit prices, with the exception of items to be paid for as Lump Sum must be the same for both 2024 and 2025 as well as Alternate Bid.

The Bidder agrees to complete the Project for the following unit prices:

2024 Bid					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
1	Mobilization (10% Max.)	LSUM	1	$ 8,000	$ 8,000
2	Pre-Construction Audio Visual	LSUM	1	$ 1,275	$ 1,275
3	Erosion Control, Silt Fence	Ft	400	$ 1.00	$ 400
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	18	$ 50.00	$ 900
5	Pavt, Rem, Modified	Syd	8,462	$ 10.00	$ 84,620

2024 Bid					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
6	Pavt Repr, Rem	Syd	380	$ 20	$ 7,600
7	Sidewalk, Rem, Modified	Syd	144	$ 10	$ 1,440
8	Subgrade Undercutting, Special, 1 x 3	Cyd	521	$ 49	$ 25,529
9	Conc Pavt with Integral Curb, Nonreinf, 8 inch	Syd	8,296	$ 55.60	$ 461,257.60
10	Driveway, Nonreinf Conc, 6 inch	Syd	166	$ 53	$ 8,798
11	Conc Pavt, Full Depth, Slab Repair	Syd	380	$ 57.00	$ 21,666
12	Underdrain, Subgrade, Open-Graded, 6 inch	Ft	4,414	$ 13.00	$ 57,382
13	Aggregate Base, 21AA Limestone, 8 inch	Syd	9,136	$ 13.00	$ 118,768
14	Tensar TX5 Geogrid	Syd	7,374	$ 7.00	$ 51,618
15	Aggregate Base, 21AA Limestone, 4 inch	Syd	170	$ 9.00	$ 1,530
16	Curb Ramp, Conc, 6 inch	Sft	1,303	$ 7.00	$ 9,121
17	Detectable Warning Surface	Ft	60	$ 40.00	$ 2,400
18	Dr Structure Cover, Adj, Case 1	Ea	10	$ 300	$ 3,000
19	DPS Structure Cover, Adj, Case 1	Ea	4	$ 300	$ 1,206
20	Dr Structure Cover, Type J	Ea	3	$ 1,200	$ 3,600
21	Point Up Drainage Structure	Ea	15	$ 200	$ 3,000
22	Reconstruct Drainage Structure	Ft	6	$ 300	$ 1,800
23	Dr Structure, Tap, 6 inch	Ea	17	$ 75	$ 1,275
24	Mailbox Maintenance	LSUM	1	$ 1,000	$ 1,000
25	Maintaining Traffic	LSUM	1	$ 1,000	$ 1,000
26	Surface Restoration	LSUM	1	$ 1,000	$ 1,000
27	Crew Day	Day	51	$800.00	$ 40,800
			TOTAL 2024 BID PRICE:		$ 919,973.60

2025 Bid					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
1	Mobilization (10% Max.)	LSUM	1	$ 10,000	$ 10,000
2	Pre-Construction Audio Visual	LSUM	1	$ 2,000	$ 2,000
3	Erosion Control, Silt Fence	Ft	400	$ 1.00	$ 400
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	20	$ 50.00	$ 1,000

2025 Bid					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
5	Pavt, Rem, Modified	Syd	15,395	$ 10.00	$ 153,950
6	Sidewalk, Rem, Modified	Syd	227	$ 10.00	$ 2,270
7	Tree and Stump, Rem, 6 inch to 18 inch	Ea	2	$ 1,000	$ 2,000
8	Subgrade Undercutting, Special, 1 x 3	Cyd	907	$ 49.00	$ 44,443
9	Conc Pavt with Integral Curb, Nonreinf, 8 inch	Syd	15,108	$ 55.66	$ 840,004.80
10	Driveway, Nonreinf Conc, 6 inch	Syd	287	$ 53	$ 15,211
11	Underdrain, Subgrade, Open-Graded, 6 inch	Ft	6,394	$ 13.00	$ 83,122
12	Aggregate Base, 21AA Limestone, 8 inch	Syd	16,670	$ 13.00	$ 216,710
13	Tensar TX5 Geogrid	Syd	12,542	$ 7.00	$ 87,794
14	Aggregate Base, 21AA Limestone, 4 inch	Syd	231	$ 9.00	$ 2,079
15	Sidewalk, Conc, 4 inch	Sft	221	$ 10.00	$ 2,210
16	Sidewalk, Conc, 6 inch	Sft	80	$ 11.00	$ 880
17	Curb Famp, Conc, 6 inch	Sft	1,537	$ 7.00	$ 10,759
18	Detectable Warning Surface	Ft	75	$ 40.00	$ 3,000
19	Dr Structure Cover, Adj, Case 1	Ea	8	$ 300	$ 2,400
20	DPS Structure Cover, Adj, Case 1	Ea	2	$ 300	$ 600
21	Dr Structure Cover, Type J	Ea	10	$ 1,200	$ 12,000
22	Point Up Drainage Structure	Ea	8	$ 200	$ 1,600
23	Reconstruct Drainage Structure	Ft	8	$ 360	$ 2,400
24	Dr Structure, Tap, 6 inch	Ea	17	$ 75	$ 1,275
25	Sewer, Rem, Less than 24 inch	Ft	64	$ 30	$ 1,920
26	Dr Structure, Rem	Ea	3	$ 300	$ 900
27	Dr Structure, 24 inch	Ea	4	$ 2,600	$ 10,400
28	Dr Structure, 28 inch	Ea	3	$ 2,800	$ 8400
29	Sewer, Cl A, 12 inch, Tr Det B	Ft	181	$ 102	$ 18,462
30	Dr Structure, Tap, 12 inch	Ea	2	$ 300	$ 600
31	Mailbox Maintenance	LSUM	1	$ 1,000	$ 1,000
32	Pavt Mrkg, Waterborne, White, 24 inch, Stop Bar	Ft	36	$ 58.00	$ 2,088
33	Maintaining Traffic	LSUM	1	$ 4,000	$ 4,000
34	Surface Restoration	LSUM	1	$ 1,000	$ 1,000
35	Crew Day	Day	89	$800.00	$ 71,200

2025 Bid					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
	TOTAL 2025 BID PRICE:				$ 1,618,077.80

Alternate Bid					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
1	Mobilization (10% Max.)	LSUM	1	$ 3,000	$ 3,000
2	Pre-Construction Audio Visual	LSUM	1	$ 1,000	$ 1,000
3	Erosion Control, Silt Fence	Ft	100	$ 1	$ 100
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	1	$ 50	$ 50
5	Pavt, Rem, Modified	Syd	1,422	$ 10	$ 14,220
6	Sidewalk, Rem, Modified	Syd	9	$ 10	$ 90
7	Subgrade Undercutting, Special, 1 x 3	Cyd	82	$ 49	$ 4,018
8	Conc Pavt with Integral Curb, Nonreinf, 8 inch	Syd	1,354	$ 55.60	$ 75,282.40
9	Driveway, nonreinf Conc, 6 inch	Syd	68	$ 53	$ 3,604
10	Underdrain, Subgrade, Open-Graded, 6 inch	Ft	433	$ 13.00	$ 5,629
11	Aggregate Base, 21AA Limestone, 8 inch	Syd	1,519	$ 13.00	$ 19,747
12	Tensar TX5 Geogrid	Syd	1,519	$ 7	$ 10,633
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	10	$ 9	$ 90
14	Curb Ramp, Conc, 6 inch	Sft	73	$ 7	$ 511
15	Detectable Warning Surface	Ft	10	$ 40	$ 400
16	Point Up Drainage Structure	Ea	1	$ 200	$ 200
17	Dr Structure, Tap, 6 inch	Ea	1	$ 75	$ 75
18	Mailbox Maintenance	LSUM	1	$ 100	$ 100
19	Pavt Mrkg, Waterborne, White, 24 inch, Stop Bar	Ft	12	$ 58.00	$ 696
20	Maintaining Traffic	LSUM	1	$ 100	$ 100
21	Surface Restoration	LSUM	1	$ 100	$ 100
22	Crew Day	Day	10	$800.00	$ 8,000
	TOTAL ALTERNATE BID PRICE:			$	147,645.40

If the foregoing Bid shall be accepted by the OWNER, the undersigned agrees to enter into the attached form of Agreement within ten (10) days after receiving notice of such acceptance, will furnish the

OWNER satisfactory bonds and certificates of insurance coverage, and will complete the Project, at the price and within the time stated in this Bid.

The undersigned further agrees that if the foregoing Bid shall be accepted, work will commence immediately after the Contract has been awarded, the Agreement executed, and a Notice to Proceed received.

The 2024 portion of the project must be substantially complete within 120 calendar days from the issuance of the 2024 Notice-to-Proceed. Final completion must be by October 15, 2024.

The 2025 portion of the project must be substantially complete within 120 days from the issuance of the 2025 Notice-to-Proceed. Final completion must be by October 15, 2025.

Substantial completion shall include all work, excepting final surface restoration.

The undersigned attaches hereto its Bid security, as required by the Advertisement for Bids and Instructions to Bidders. The undersigned agrees that in case it shall fail to fulfill its obligations under the foregoing Bid, and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned its rights and interests in such Contract and that its Bid security accompanying its Bid; has been forfeited to the said OWNER, but otherwise the Bid security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of any of the completion times listed above, the OWNER will suffer a damage of Eight Hundred Dollars ($800.00) per calendar day, and said OWNER shall be compensated therefore at the rate as liquidated damages in accordance with the Agreement.

In submitting this Bid, it is understood that the right is reserved by the OWNER to accept any bid, to reject any or all Bids, and to waive irregularities in bidding in the interest of the OWNER.

SUBMITTED on 4-16-2024
Date*

6065 McGuire RD
Street*

Fenton, Michigan 48430
City, State, ZIP*

313-215-1001
Telephone Number*

~
Facsimile Number*

BY: Mattioli Cement Co. L.L.C
Name of Bidder*

John Mattioli
Signature

John Mattioli / Member
Name and Title of Signatory*

*Typed or printed in ink.

CITY OF NOVI

CITY OF NOVI CITY COUNCIL
MAY 20, 2024

SUBJECT: Consideration of approval to award the construction contract to Pro-Line Asphalt Paving Company, the low bidder, for the 2024 and 2025 Asphalt Neighborhood Roads Program in the amount of $3,241,334.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

EXPENDITURE REQUIRED	**$ 1,947,718.51 NRP 2024 – Asphalt** **$ 1,293,615.49 NRP 2025 – Asphalt** **$ 3,241,334.00 TOTAL 2024/2025 Asphalt**
AMOUNT BUDGETED	**$ 905,587.00 FY 2023-24 Budget** **$ 1,452,419.00 FY 2024-25 Budget** **$ 2,358,006.00 TOTAL NRP 2024 – Asphalt** **$ 1,352,130.00 FY 2024-25 Budget** **$ 218,276.00 FY 2025-26 Budget** **$ 1,570,406.00 TOTAL NRP 2025 – Asphalt** **$ 3,928,412.00 TOTAL BUDGET**
APPROPRIATION REQUIRED	**$ 0**
LINE ITEM NUMBER	**Local Street Fund** **203-449.30-974.253 NRP 2024 – Asphalt** **203-449.30-974.263 NRP 2025 – Asphalt**

BACKGROUND INFORMATION:

City engineering consultant, AECOM, assisted the Engineering Division with developing a potential list of streets for the 2024 and 2025 Neighborhood Roads Program (NRP). The program is divided into two contracts, concrete roads, and asphalt roads. The program was advertised for a two-year contract to secure unit prices and lower the overall costs of bidding and design.

The NRP asphalt program includes rehabilitation and reconstruction of local roadways. Roads selected for the 2024 asphalt program are Waterlund Dr, Sunday Dr, Applebrooke Dr, Berwick Ct, and alternate streets, Vasilios Ct, Willow Ln/Ct, and Border Hill Rd. Roads selected for the 2025 asphalt program are Petros Blvd, Copland Ln, Junction, Creek Crossing, Trestle St, and Amberlund Ct.

The engineering plans were advertised for public bids on March 26, 2024. Six (6) bids were received and opened on April 16, 2024, following the solicitation period. Pro-Line Asphalt Paving Company is recommended in the best interest of the City as it is responsive and complies with all requirements of the bidding instructions. The award recommendation letter, including the bid tabulation, is attached.

Contractor	**Total Bid (includes Crew Days)***
Pro-Line Asphalt Paving Co.	$3,355,734.00
Cadillac Asphalt, LLC	$3,436,223.04
Asphalt Specialists, LLC	$3,637,037.00
Anglin Civil, LLC	$4,009,285.36
Florence Cement Company	$3,647,732.01
Hutch Paving, Inc.	$4,868,439.45

***Crew Days are included to compare bids but are not included in the award.**

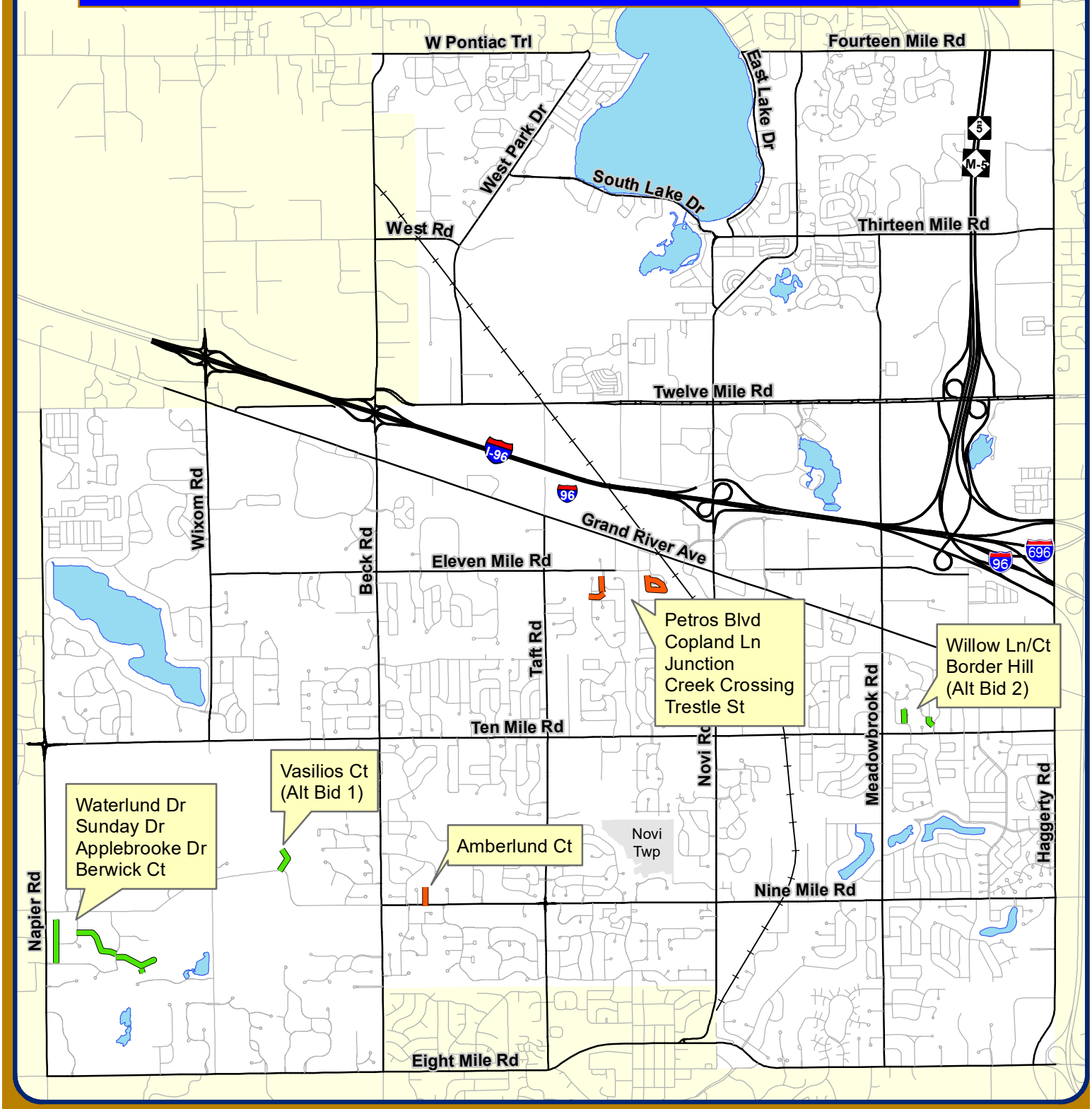
The contract administration and geotechnical engineering services related to this project will be awarded to the following pre-qualified firms using the fee percentages in the Agreements for Professional Engineering Services and Geotechnical Engineering Services for Public Projects.

AECOM			
2024 NRP- Asphalt	Contract Administration	4.75% of the 2024 construction award	$92,516.63
	Crew Days	$800 daily inspection fee x 83 days	$66,400.00
2025 NRP- Asphalt	Contract Administration	4.75% of the 2025 construction award	$61,446.74
	Crew Days	$800 daily inspection fee x 60 days	$48,000.00
G2			
2024 NRP- Asphalt	Material testing services	1.9% of the construction award	$37,006.65
2025 NRP- Asphalt	Material testing services	1.9% of the construction award	$24,578.69

The 2024 selected roads will be substantially complete by Fall 2024, and the 2025 selected roads will be substantially complete by Fall 2025.

RECOMMENDED ACTION: Approval to award the construction contract to Pro-Line Asphalt Paving Company, the low bidder, for the 2024 and 2025 Asphalt Neighborhood Roads Program in the amount of $3,241,334.

2024-25 Neighborhood Roads Program - Asphalt



Map Author: Runkel
Date:5-2-24
Project: 2024-25 NRP Asphalt
Version #:1.0

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.

Legend

- 2024 Asphalt Streets
- 2025 Asphalt Streets

City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Feet
0 875 1,750 3,500 5,250

1 inch = 4,300 feet

April 23, 2024
Mr. Ben Croy, PE
City of Novi
Engineering Department
26300 Lee BeGole Drive
Novi, MI 48375

Reference: Bid Analysis and Contract Award Recommendation
HMA 2024-2025 Neighborhood Roads Program
AECOM Project Number 60719086

Dear Mr. Croy:

Attached is the Bid Tabulation for the above referenced project. Six bids were received and opened on April 16, 2024. Competition appears to have been very good. Mathematical errors were noted in the third and fifth lowest bidders. The errors did not impact the order of the bidders. The errors were both in a summation of all items and an individual multiplication error between a quantity and a unit price of an item. Additionally, the second, fourth, and sixth lowest bidders did not follow bid instructions to use the same unit price for the 2024 work, 2025 work, and alternate bid. This also did not impact the low bid.

The low bid is lower than the Engineer's Estimate for the Project.

Pro-Line Asphalt Paving Co., the low bidder for the project, has previously performed work for the City of Novi and is a known and respectable Contractor. The bonding company listed in the Statement of Qualifications has an AM Best rating that exceeds the minimum requirements.

We recommend award of contract for the contract work to Pro-Line Asphalt. for $3,241,334.00 for 2024, 2025, Alternate Bid 1, and Alternate Bid 2. The amount bid for Inspection (Crew Days) is not included in the award amount.

Please feel free to contact me if you need anything else or wish to discuss the project.

Sincerely,

Sean Kelsch, P.E.
Project Manager

cc: Mark Koskinen, AECOM

AECOM Corporation
39575 Lewis Drive, Suite 400
Novi, Michigan 48377
Tel: 248.204.5900
Fax: 248.204.5901

City of Novi
2024-2025 HMA NRP
Tabulation of Bids
Bid Opening: 4/16/2024

2024

				Engineers Estimate		Pro-Line Asphalt Paving Co.		Cadillac Asphalt LLC		Asphalt Specialists, LLC		Anglin Civil, LLC		Florence Cement Company		Hutch Paving, Inc.	
Item No.	**Item Description**	**Unit**	**Total Bid Quantity**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**
1	Mobilization (10%)	LSUM	1	$185,630.69	$185,630.69	$ 170,000.00	$ 170,000.00	$ 172,300.00	$ 172,300.00	$ 51,000.00	$ 51,000.00	$ 190,000.00	$ 190,000.00	$ 160,000.00	$ 160,000.00	$ 50,000.00	$ 50,000.00
2	Pre-Construction Audio Visual	LSUM	1	$ 3,750.00	$3,750.00	$ 2,000.00	$ 2,000.00	$ 1,725.00	$ 1,725.00	$ 2,500.00	$ 2,500.00	$ 5,600.00	$ 5,600.00	$ 1,725.00	$ 1,725.00	$ 10,000.00	$ 10,000.00
3	Erosion Control, Silt Fence	Ft	500	$ 5.00	$2,500.00	$ 3.00	$ 1,500.00	$ 4.00	$ 2,000.00	$ 4.50	$ 2,250.00	$ 1.68	$ 840.00	$ 4.00	$ 2,000.00	$ 6.00	$ 3,000.00
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	27	$ 250.00	$6,750.00	$ 80.00	$ 2,160.00	$ 230.00	$ 6,210.00	$ 125.00	$ 3,375.00	$ 112.00	$ 3,024.00	$ 240.00	$ 6,480.00	$ 135.00	$ 3,645.00
5	HMA Surface, Rem, Modified	Syd	14,914	$ 25.00	$372,850.00	$ 6.00	$ 89,484.00	$ 11.50	$ 171,511.00	$ 13.50	$ 201,339.00	$ 11.56	$ 172,405.84	$ 10.66	$ 158,983.24	$ 41.00	$ 611,474.00
6	Pavt, Rem, Modified	Syd	373	$ 25.00	$9,325.00	$ 20.00	$ 7,460.00	$ 16.00	$ 5,968.00	$ 36.00	$ 13,428.00	$ 28.00	$ 10,444.00	$ 16.33	$ 6,091.09	$ 28.00	$ 10,444.00
7	Curb and Gutter, Rem, Modified	Ft	1,582	$ 25.00	$39,550.00	$ 20.00	$ 31,640.00	$ 25.00	$ 39,550.00	$ 15.00	$ 23,730.00	$ 12.32	$ 19,490.24	$ 39.68	$ 62,773.76	$ 40.00	$ 63,280.00
8	Aggregate Base, 21AA Limestone, 8 inch	Syd	15,530	$ 17.50	$271,775.00	$ 20.00	$ 310,600.00	$ 15.50	$ 240,715.00	$ 14.50	$ 225,185.00	$ 12.66	$ 196,609.80	$ 17.70	$ 274,881.00	$ 38.27	$ 594,333.10
9	Tensar TX5 Geogrid	Syd	2,983	$ 5.00	$14,915.00	$ 5.00	$ 14,915.00	$ 4.50	$ 13,423.50	$ 10.00	$ 29,830.00	$ 5.60	$ 16,704.80	$ 4.50	$ 13,423.50	$ 7.00	$ 20,881.00
10	Geosynthetic Paving Fabric	Syd	14,914	$ 6.00	$89,484.00	$ 6.00	$ 89,484.00	$ 5.77	$ 86,053.78	$ 7.50	$ 111,855.00	$ 5.60	$ 83,518.40	$ 6.20	$ 92,466.80	$ 8.00	$ 119,312.00
11	Subgrade Undercutting, Special, 1 x 3	Cyd	895	$ 75.00	$67,125.00	$ 46.00	$ 41,170.00	$ 60.00	$ 53,700.00	$ 90.00	$ 80,550.00	$ 61.60	$ 55,132.00	$ 61.99	$ 55,481.05	$ 75.00	$ 67,125.00
12	Curb and Gutter, Conc	Ft	1,582	$ 45.00	$71,190.00	$ 45.00	$ 71,190.00	$ 35.00	$ 55,370.00	$ 45.00	$ 71,190.00	$ 50.40	$ 79,732.80	$ 28.54	$ 45,150.28	$ 53.00	$ 83,846.00
13	HMA, 3EML	Ton	2,585	$ 130.00	$336,050.00	$ 125.00	$ 323,125.00	$ 112.95	$ 291,975.75	$ 130.00	$ 336,050.00	$ 140.00	$ 361,900.00	$ 140.32	$ 362,727.20	$ 143.45	$ 370,818.25
14	HMA, 5EML	Ton	1,725	$ 140.00	$241,500.00	$ 145.00	$ 250,125.00	$ 134.99	$ 232,857.75	$ 150.00	$ 258,750.00	$ 150.00	$ 258,750.00	$ 156.68	$ 270,273.00	$ 166.45	$ 287,126.25
15	Dr Structure Cover, Adj, Case 1	Ea	8	$ 800.00	$6,400.00	$ 800.00	$ 6,400.00	$ 1,500.00	$ 12,000.00	$ 1,100.00	$ 8,800.00	$ 728.00	$ 5,824.00	$ 1,530.77	$ 12,246.16	$ 800.00	$ 6,400.00
16	DPS Structure Cover, Adj, Case 1	Ea	2.00	$ 800.00	$1,600.00	$ 1,000.00	$ 2,000.00	$ 1,500.00	$ 3,000.00	$ 1,500.00	$ 3,000.00	$ 672.00	$ 1,344.00	$ 1,525.00	$ 3,050.00	$ 850.00	$ 1,700.00
17	Point Up Dr Structure	Ea	9	$ 400.00	$3,600.00	$ 500.00	$ 4,500.00	$ 300.00	$ 2,700.00	$ 450.00	$ 4,050.00	$ 728.00	$ 6,552.00	$ 314.29	$ 2,828.61	$ 250.00	$ 2,250.00
18	Reconstruct Dr Structure	Ea	5	$ 800.00	$4,000.00	$ 500.00	$ 2,500.00	$ 1,700.00	$ 8,500.00	$ 1,300.00	$ 6,500.00	$ 1,120.00	$ 5,600.00	$ 1,673.44	$ 8,367.20	$ 3,500.00	$ 17,500.00
19	Dr Structure Cover, Type J	Ea	3	$ 1,250.00	$3,750.00	$ 800.00	$ 2,400.00	$ 1,200.00	$ 3,600.00	$ 1,400.00	$ 4,200.00	$ 1,008.00	$ 3,024.00	$ 1,200.00	$ 3,600.00	$ 550.00	$ 1,650.00
20	Underdrain, Subgrade, Open-Graded, 6 inch	Ft	10,257	$ 22.50	$230,782.50	$ 20.00	$ 205,140.00	$ 20.00	$ 205,140.00	$ 23.00	$ 235,911.00	$ 20.16	$ 206,781.12	$ 21.26	$ 218,063.82	$ 18.00	$ 184,626.00
21	Dr Structure, Tap, 6 inch	Ea	34	$ 300.00	$10,200.00	$ 300.00	$ 10,200.00	$ 300.00	$ 10,200.00	$ 850.00	$ 28,900.00	$ 280.00	$ 9,520.00	$ 300.00	$ 10,200.00	$ 200.00	$ 6,800.00
22	Driveway, Nonreinf Conc, 6 inch	Syd	373	$ 80.00	$29,840.00	$ 80.00	$ 29,840.00	$ 58.00	$ 21,634.00	$ 90.00	$ 33,570.00	$ 89.60	$ 33,420.80	$ 66.89	$ 24,949.97	$ 80.00	$ 29,840.00
23	Mailbox Maintenance	LSUM	1	$ 1,000.00	$1,000.00	$ 5,000.00	$ 5,000.00	$ 10,000.00	$ 10,000.00	$ 4,000.00	$ 4,000.00	$ 2,800.00	$ 2,800.00	$ 10,000.00	$ 10,000.00	$ 4,500.00	$ 4,500.00
24	Pavt Mrkg, Waterborne, 24 inch, White, Stop Bar	Ft	12	$ 75.00	$900.00	$ 40.00	$ 480.00	$ 40.00	$ 480.00	$ 45.00	$ 540.00	$ 56.00	$ 672.00	$ 33.33	$ 399.96	$ 15.00	$ 180.00
25	Maintaining Traffic	LSUM	1	$ 25,000.00	$25,000.00	$ 35,000.00	$ 35,000.00	$ 29,560.00	$ 29,560.00	$ 50,500.00	$ 50,500.00	$ 39,200.00	$ 39,200.00	$ 62,750.00	$ 62,750.00	$ 25,000.00	$ 25,000.00
26	Surface Restoration	LSUM	1	$ 12,500.00	$12,500.00	$ 20,000.00	$ 20,000.00	$ 5,000.00	$ 5,000.00	$ 2,500.00	$ 2,500.00	$ 33,600.00	$ 33,600.00	$ 16,400.00	$ 16,400.00	$ 15,000.00	$ 15,000.00
	Construction Subtotal				$2,041,967.19		$1,728,313.00		$1,685,173.78		$1,793,503.00		$1,802,489.80		$1,885,311.64		$2,590,730.60
27	Crew Days	Day	100	$ 800.00	$80,000.00	75	$ 60,000.00	90	$ 72,000.00	95	$ 76,000.00	135	$ 108,000.00	90	$ 72,000.00	40	$ 32,000.00
	Total Construction Cost				**$2,121,967.19**		$1,788,313.00		$1,757,173.78		$1,869,503.00		$1,910,489.80		$1,957,311.64		$2,622,730.60
					Award Amount (Excludes Crew Days)		**$ 1,728,313.00**										

2025

Item No.	Item Description	Unit	Total Bid Quantity	Engineers Estimate		Pro-Line Asphalt Paving Co.		Cadillac Asphalt LLC		Asphalt Specialists, LLC		Anglin Civil, LLC		Florence Cement Company		Hutch Paving, Inc.	
				Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost
1	Mobilization (10%)	LSUM	1	$112,089.32	$112,089.32	$ 110,000.00	$ 110,000.00	$ 104,600.00	$ 104,600.00	$ 68,500.00	$ 68,500.00	$ 130,000.00	$ 130,000.00	$ 91,400.00	$ 91,400.00	$ 50,000.00	$ 50,000.00
2	Pre-Construction Audio Visual	LSUM	1	$ 3,750.00	$3,750.00	$ 2,000.00	$ 2,000.00	$ 1,125.00	$ 1,125.00	$ 1,700.00	$ 1,700.00	$ 5,040.00	$ 5,040.00	$ 1,125.00	$ 1,125.00	$ 8,000.00	$ 8,000.00
3	Erosion Control, Silt Fence	Ft	500	$ 5.00	$2,500.00	$ 3.00	$ 1,500.00	$ 4.00	$ 2,000.00	$ 4.50	$ 2,250.00	$ 1.68	$ 840.00	$ 4.00	$ 2,000.00	$ 6.00	$ 3,000.00
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	14	$ 250.00	$3,500.00	$ 80.00	$ 1,120.00	$ 240.00	$ 3,360.00	$ 125.00	$ 1,750.00	$ 140.00	$ 1,960.00	$ 240.00	$ 3,360.00	$ 140.00	$ 1,960.00
5	HMA Surface, Rem, Modified	Syd	8,046	$ 25.00	$201,150.00	$ 6.00	$ 48,276.00	$ 12.00	$ 96,552.00	$ 13.50	$ 108,621.00	$ 12.32	$ 99,126.72	$ 10.66	$ 85,770.36	$ 42.00	$ 337,932.00
6	Pavt, Rem, Modified	Syd	756	$ 25.00	$18,900.00	$ 20.00	$ 15,120.00	$ 16.50	$ 12,474.00	$ 36.00	$ 27,216.00	$ 30.24	$ 22,861.44	$ 16.33	$ 12,345.48	$ 42.00	$ 31,752.00
7	Sidewalk, Rem, Modified	Syd	101	$ 20.00	$2,020.00	$ 20.00	$ 2,020.00	$ 26.00	$ 2,626.00	$ 50.00	$ 5,050.00	$ 17.92	$ 1,809.92	$ 26.13	$ 2,639.13	$ 16.00	$ 1,616.00
8	Curb and Gutter, Rem, Modified	Ft	732	$ 25.00	$18,300.00	$ 20.00	$ 14,640.00	$ 25.50	$ 18,666.00	$ 15.00	$ 10,980.00	$ 13.44	$ 9,838.08	$ 39.68	$ 29,045.76	$ 30.00	$ 21,960.00
9	Aggregate Base, 21AA Limestone, 8 inch	Syd	9,026	$ 17.50	$157,955.00	$ 20.00	$ 180,520.00	$ 16.00	$ 144,416.00	$ 14.50	$ 130,877.00	$ 13.78	$ 124,378.28	$ 17.70	$ 159,760.20	$ 43.00	$ 388,118.00
10	Tensar TX5 Geogrid	Syd	4,996	$ 5.00	$24,980.00	$ 5.00	$ 24,980.00	$ 4.50	$ 22,482.00	$ 10.00	$ 49,960.00	$ 6.72	$ 33,573.12	$ 4.50	$ 22,482.00	$ 8.00	$ 39,968.00
11	Geosynthetic Paving Fabric	Syd	8,600	$ 6.00	$51,600.00	$ 6.00	$ 51,600.00	$ 6.17	$ 53,062.00	$ 7.50	$ 64,500.00	$ 6.72	$ 57,792.00	$ 6.20	$ 53,320.00	$ 8.00	$ 68,800.00
12	Aggregate Base, 21AA Limestone, 4 inch	Syd	126	$ 13.00	$1,638.00	$ 35.00	$ 4,410.00	$ 11.00	$ 1,386.00	$ 18.00	$ 2,268.00	$ 11.20	$ 1,411.20	$ 11.00	$ 1,386.00	$ 25.00	$ 3,150.00
13	Subgrade Undercutting, Special, 1 x 3	Cyd	516	$ 75.00	$38,700.00	$ 46.00	$ 23,736.00	$ 65.00	$ 33,540.00	$ 90.00	$ 46,440.00	$ 67.20	$ 34,675.20	$ 61.99	$ 31,986.84	$ 85.00	$ 43,860.00
14	Curb and Gutter, Conc	Ft	1,094	$ 45.00	$49,230.00	$ 45.00	$ 49,230.00	$ 35.00	$ 38,290.00	$ 45.00	$ 49,230.00	$ 50.40	$ 55,137.60	$ 28.54	$ 31,222.76	$ 58.00	$ 63,452.00
15	Curb Ramp Opening	Ft	54	$ 45.00	$2,430.00	$ 45.00	$ 2,430.00	$ 30.00	$ 1,620.00	$ 45.00	$ 2,430.00	$ 50.40	$ 2,721.60	$ 30.36	$ 1,639.44	$ 58.00	$ 3,132.00
16	HMA, 3EML	Ton	1,475	$ 130.00	$191,750.00	$ 125.00	$ 184,375.00	$ 133.70	$ 197,207.50	$ 130.00	$ 191,750.00	$ 152.00	$ 224,200.00	$ 140.32	$ 206,972.00	$ 147.00	$ 216,825.00
17	HMA, 5EML	Ton	985	$ 140.00	$137,900.00	$ 145.00	$ 142,825.00	$ 167.51	$ 164,997.35	$ 150.00	$ 147,750.00	$ 157.00	$ 154,645.00	$ 156.68	$ 154,329.80	$ 167.00	$ 164,495.00
18	Curb Ramp, Conc, 6 inch	Sft	833	$ 15.00	$12,495.00	$ 11.00	$ 9,163.00	$ 6.00	$ 4,998.00	$ 7.00	$ 5,831.00	$ 12.32	$ 10,262.56	$ 10.93	$ 9,104.69	$ 20.00	$ 16,660.00
19	Detectable Warning Surface	Ft	45	$ 70.00	$3,150.00	$ 80.00	$ 3,600.00	$ 50.00	$ 2,250.00	$ 55.00	$ 2,475.00	$ 89.60	$ 4,032.00	$ 50.00	$ 2,250.00	$ 78.00	$ 3,510.00
20	Dr Structure Cover, Adj, Case 1	Ea	12	$ 800.00	$9,600.00	$ 800.00	$ 9,600.00	$ 1,550.00	$ 18,600.00	$ 1,100.00	$ 13,200.00	$ 1,120.00	$ 13,440.00	$ 1,530.77	$ 18,369.24	$ 850.00	$ 10,200.00
21	DPS Structure Cover, Adj, Case 1	Ea	2.00	$ 800.00	$1,600.00	$ 1,000.00	$ 2,000.00	$ 1,550.00	$ 3,100.00	$ 1,500.00	$ 3,000.00	$ 112.00	$ 224.00	$ 1,525.00	$ 3,050.00	$ 850.00	$ 1,700.00
22	Point Up Dr Structure	Ea	12	$ 400.00	$4,800.00	$ 500.00	$ 6,000.00	$ 325.00	$ 3,900.00	$ 450.00	$ 5,400.00	$ 1,120.00	$ 13,440.00	$ 314.29	$ 3,771.48	$ 350.00	$ 4,200.00
23	Reconstruct Dr Structure	Ea	7	$ 800.00	$5,600.00	$ 500.00	$ 3,500.00	$ 1,725.00	$ 12,075.00	$ 1,300.00	$ 9,100.00	$ 1,120.00	$ 7,840.00	$ 1,673.44	$ 11,714.08	$ 3,500.00	$ 24,500.00
24	Dr Structure Cover, Type J	Ea	3	$ 1,250.00	$3,750.00	$ 800.00	$ 2,400.00	$ 1,200.00	$ 3,600.00	$ 1,400.00	$ 4,200.00	$ 1,120.00	$ 3,360.00	$ 1,200.00	$ 3,600.00	$ 550.00	$ 1,650.00
25	Underdrain, Subgrade, Open-Graded, 6 inch	Ft	4,965	$ 22.50	$111,712.50	$ 20.00	$ 99,300.00	$ 20.50	$ 101,782.50	$ 23.00	$ 114,195.00	$ 24.64	$ 122,337.60	$ 21.26	$ 105,555.90	$ 18.00	$ 89,370.00
26	Dr Structure, Tap, 6 inch	Ea	18	$ 300.00	$5,400.00	$ 300.00	$ 5,400.00	$ 300.00	$ 5,400.00	$ 850.00	$ 15,300.00	$ 560.00	$ 10,080.00	$ 300.00	$ 5,400.00	$ 250.00	$ 4,500.00
27	Driveway, Nonreinf Conc, 6 inch	Syd	202	$ 80.00	$16,160.00	$ 80.00	$ 16,160.00	$ 58.00	$ 11,716.00	$ 90.00	$ 18,180.00	$ 124.32	$ 25,112.64	$ 66.89	$ 13,511.78	$ 84.00	$ 16,968.00
28	Mailbox Maintenance	LSUM	1	$ 1,000.00	$1,000.00	$ 5,000.00	$ 5,000.00	$ 8,700.00	$ 8,700.00	$ 1,100.00	$ 1,100.00	$ 5,600.00	$ 5,600.00	$ 8,700.00	$ 8,700.00	$ 4,500.00	$ 4,500.00
29	Pavt Mrkg, Waterborne, 24 inch, White, Stop Bar	Ft	24	$ 75.00	$1,800.00	$ 40.00	$ 960.00	$ 30.00	$ 720.00	$ 45.00	$ 1,080.00	$ 56.00	$ 1,344.00	$ 33.33	$ 799.92	$ 15.00	$ 360.00
30	Maintaining Traffic	LSUM	1	$ 25,000.00	$25,000.00	$ 35,000.00	$ 35,000.00	$ 36,000.00	$ 36,000.00	$ 50,000.00	$ 50,000.00	$ 39,200.00	$ 39,200.00	$ 33,500.00	$ 33,500.00	$ 35,000.00	$ 35,000.00
31	Surface Restoration	LSUM	1	$ 12,500.00	$12,500.00	$ 20,000.00	$ 20,000.00	$ 5,000.00	$ 5,000.00	$ 20,000.00	$ 20,000.00	$ 33,600.00	$ 33,600.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
	Construction Subtotal				$1,232,959.82		$1,076,865.00		$1,116,245.35		$1,174,333.00		$1,249,882.96		$1,125,111.86		$1,676,138.00
32	Crew Days	Day	100	$ 800.00	$80,000.00	50	$ 40,000.00	60	$ 48,000.00	85	$ 68,000.00	99	$ 79,200.00	70	$ 56,000.00	25	$ 20,000.00
	Total Construction Cost				**$1,312,959.82**		$1,116,865.00		$1,164,245.35		$1,242,333.00		$1,329,082.96		$1,181,111.86		$1,696,138.00
					Award Amount (Excludes Crew Days)		**$ 1,076,865.00**										

Alt Bid 1

				Engineers Estimate		Pro-Line Asphalt Paving Co.		Cadillac Asphalt LLC		Asphalt Specialists, LLC		Anglin Civil, LLC		Florence Cement Company		Hutch Paving, Inc.	
Item No.	**Item Description**	**Unit**	**Total Bid Quantity**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**
1	Mobilization (10%)	LSUM	1	$19,875.00	$19,875.00	$ 20,000.00	$ 20,000.00	$ 26,000.00	$ 26,000.00	$ 25,000.00	$ 25,000.00	$ 39,000.00	$ 39,000.00	$ 24,000.00	$ 24,000.00	$ 25,000.00	$ 25,000.00
2	Pre-Construction Audio Visual	LSUM	1	$ 750.00	$750.00	$ 1,000.00	$ 1,000.00	$ 825.00	$ 825.00	$ 350.00	$ 350.00	$ 2,800.00	$ 2,800.00	$ 825.00	$ 825.00	$ 5,000.00	$ 5,000.00
3	Erosion Control, Silt Fence	Ft	100	$ 5.00	$500.00	$ 3.00	$ 300.00	$ 4.00	$ 400.00	$ 4.50	$ 450.00	$ 1.68	$ 168.00	$ 4.00	$ 400.00	$ 5.00	$ 500.00
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	2	$ 250.00	$500.00	$ 80.00	$ 160.00	$ 240.00	$ 480.00	$ 125.00	$ 250.00	$ 140.00	$ 280.00	$ 240.00	$ 480.00	$ 135.00	$ 270.00
5	HMA Surface, Rem	Syd	2,280	$ 6.00	$13,680.00	$ 6.00	$ 13,680.00	$ 6.00	$ 13,680.00	$ 7.50	$ 17,100.00	$ 11.20	$ 25,536.00	$ 10.66	$ 24,304.80	$ 4.00	$ 9,120.00
6	Pavt, Rem, Modified	Syd	57	$ 25.00	$1,425.00	$ 20.00	$ 1,140.00	$ 16.00	$ 912.00	$ 36.00	$ 2,052.00	$ 28.00	$ 1,596.00	$ 16.33	$ 930.81	$ 45.00	$ 2,565.00
7	Sidewalk, Rem, Modified	Syd	7	$ 20.00	$140.00	$ 20.00	$ 140.00	$ 28.00	$ 196.00	$ 50.00	$ 350.00	$ 28.00	$ 196.00	$ 26.13	$ 182.91	$ 15.00	$ 105.00
8	Curb and Gutter, Rem, Modified	Ft	81	$ 25.00	$2,025.00	$ 20.00	$ 1,620.00	$ 25.00	$ 2,025.00	$ 15.00	$ 1,215.00	$ 28.00	$ 2,268.00	$ 39.68	$ 3,214.08	$ 28.00	$ 2,268.00
9	Aggregate Base, 21AA Limestone, 8 inch	Syd	32	$ 17.50	$560.00	$ 20.00	$ 640.00	$ 15.50	$ 496.00	$ 14.50	$ 464.00	$ 28.00	$ 896.00	$ 17.70	$ 566.40	$ 40.00	$ 1,280.00
10	Tensar TX5 Geogrid	Syd	456	$ 5.00	$2,280.00	$ 5.00	$ 2,280.00	$ 4.50	$ 2,052.00	$ 10.00	$ 4,560.00	$ 11.20	$ 5,107.20	$ 4.50	$ 2,052.00	$ 8.00	$ 3,648.00
11	Geosynthetic Paving Fabric	Syd	2,280	$ 6.00	$13,680.00	$ 6.00	$ 13,680.00	$ 7.77	$ 17,715.60	$ 7.50	$ 17,100.00	$ 11.20	$ 25,536.00	$ 6.20	$ 14,136.00	$ 11.00	$ 25,080.00
12	Aggregate Base, Conditioning	Syd	2,280	$ 4.00	$9,120.00	$ 3.00	$ 6,840.00	$ 2.00	$ 4,560.00	$ 1.50	$ 3,420.00	$ 16.80	$ 38,304.00	$ 2.00	$ 4,560.00	$ 4.00	$ 9,120.00
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	15	$ 13.00	$195.00	$ 35.00	$ 525.00	$ 11.00	$ 165.00	$ 18.00	$ 270.00	$ 28.00	$ 420.00	$ 11.00	$ 165.00	$ 50.00	$ 750.00
14	Subgrade Undercutting, Special, 1 x 3	Cyd	137	$ 75.00	$10,275.00	$ 46.00	$ 6,302.00	$ 60.00	$ 8,220.00	$ 90.00	$ 12,330.00	$ 67.20	$ 9,206.40	$ 61.99	$ 8,492.63	$ 85.00	$ 11,645.00
15	Curb and Gutter, Conc	Ft	81	$ 45.00	$3,645.00	$ 45.00	$ 3,645.00	$ 30.00	$ 2,430.00	$ 45.00	$ 3,645.00	$ 50.40	$ 4,082.40	$ 28.54	$ 2,311.74	$ 60.00	$ 4,860.00
16	Curb Ramp Opening	Ft	12	$ 45.00	$540.00	$ 45.00	$ 540.00	$ 32.00	$ 384.00	$ 45.00	$ 540.00	$ 50.40	$ 604.80	$ 30.36	$ 364.32	$ 60.00	$ 720.00
17	HMA, 3EML	Ton	396	$ 130.00	$51,480.00	$ 125.00	$ 49,500.00	$ 150.27	$ 59,506.92	$ 130.00	$ 51,480.00	$ 145.00	$ 57,420.00	$ 140.32	$ 55,566.72	$ 144.00	$ 57,024.00
18	HMA, 5EML	Ton	264	$ 140.00	$36,960.00	$ 145.00	$ 38,280.00	$ 197.75	$ 52,206.00	$ 150.00	$ 39,600.00	$ 155.00	$ 40,920.00	$ 156.68	$ 41,363.52	$ 164.00	$ 43,296.00
19	Curb Ramp, Conc, 6 inch	Sft	105	$ 15.00	$1,575.00	$ 11.00	$ 1,155.00	$ 8.00	$ 840.00	$ 7.00	$ 735.00	$ 12.32	$ 1,293.60	$ 10.93	$ 1,147.65	$ 18.00	$ 1,890.00
20	Detectable Warning Surface	Ft	10	$ 70.00	$700.00	$ 80.00	$ 800.00	$ 50.00	$ 500.00	$ 55.00	$ 550.00	$ 89.60	$ 896.00	$ 50.00	$ 500.00	$ 75.00	$ 750.00
21	Dr Structure Cover, Adj, Case 1	Ea	2	$ 800.00	$1,600.00	$ 800.00	$ 1,600.00	$ 1,500.00	$ 3,000.00	$ 1,100.00	$ 2,200.00	$ 1,120.00	$ 2,240.00	$ 1,530.77	$ 3,061.54	$ 800.00	$ 1,600.00
22	Point Up Dr Structure	Ea	2	$ 400.00	$800.00	$ 500.00	$ 1,000.00	$ 300.00	$ 600.00	$ 450.00	$ 900.00	$ 1,120.00	$ 2,240.00	$ 314.29	$ 628.58	$ 350.00	$ 700.00
23	Underdrain, Subgrade, Open-Graded, 6 inch	Ft	1,446	$ 22.50	$32,535.00	$ 20.00	$ 28,920.00	$ 20.00	$ 28,920.00	$ 23.00	$ 33,258.00	$ 22.40	$ 32,390.40	$ 21.26	$ 30,741.96	$ 18.00	$ 26,028.00
24	Dr Structure, Tap, 6 inch	Ea	4	$ 300.00	$1,200.00	$ 300.00	$ 1,200.00	$ 300.00	$ 1,200.00	$ 850.00	$ 3,400.00	$ 392.00	$ 1,568.00	$ 300.00	$ 1,200.00	$ 250.00	$ 1,000.00
25	Driveway, Nonreinf Conc, 6 inch	Syd	57	$ 80.00	$4,560.00	$ 80.00	$ 4,560.00	$ 58.00	$ 3,306.00	$ 90.00	$ 5,130.00	$ 89.60	$ 5,107.20	$ 66.89	$ 3,812.73	$ 85.00	$ 4,845.00
26	Mailbox Maintenance	LSUM	1	$ 500.00	$500.00	$ 1,000.00	$ 1,000.00	$ 1,200.00	$ 1,200.00	$ 1,000.00	$ 1,000.00	$ 5,600.00	$ 5,600.00	$ 1,200.00	$ 1,200.00	$ 3,500.00	$ 3,500.00
27	Maintaining Traffic	LSUM	1	$ 5,000.00	$5,000.00	$ 20,000.00	$ 20,000.00	$ 14,890.00	$ 14,890.00	$ 13,000.00	$ 13,000.00	$ 16,800.00	$ 16,800.00	$ 20,560.00	$ 20,560.00	$ 15,000.00	$ 15,000.00
28	Surface Restoration	LSUM	1	$ 2,500.00	$2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 8,000.00	$ 8,000.00	$ 28,000.00	$ 28,000.00	$ 500.00	$ 500.00	$ 4,500.00	$ 4,500.00
	Construction Subtotal				$218,600.00		$223,007.00		$251,709.52		$248,349.00		$350,476.00		$247,268.39		$262,064.00
29	Crew Days	Day	10	$ 800.00	$8,000.00	10	$ 8,000.00	16	$ 12,800.00	25	$ 20,000.00	51	$ 40,800.00	20	$ 16,000.00	20	$ 16,000.00
	Total Construction Cost				**$226,600.00**		$231,007.00		$264,509.52		$268,349.00		$391,276.00		$263,268.39		$278,064.00
					Award Amount (Excludes Crew Days)		**$ 223,007.00**										

Alt Bid 2

				Engineers Estimate		Pro-Line Asphalt Paving Co.		Cadillac Asphalt LLC		Asphalt Specialists, LLC		Anglin Civil, LLC		Florence Cement Company		Hutch Paving, Inc.	
Item No.	**Item Description**	**Unit**	**Total Bid Quantity**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**	**Unit Price**	**Total Bid Cost**
1	Mobilization (10%)	LSUM	1	$19,875.00	$19,875.00	$ 20,000.00	$ 20,000.00	$ 23,500.00	$ 23,500.00	$ 20,000.00	$ 20,000.00	$ 40,000.00	$ 40,000.00	$ 17,349.00	$ 17,349.00	$ 20,000.00	$ 20,000.00
2	Pre-Construction Audio Visual	LSUM	1	$ 2,250.00	$2,250.00	$ 1,000.00	$ 1,000.00	$ 950.00	$ 950.00	$ 800.00	$ 800.00	$ 2,800.00	$ 2,800.00	$ 950.00	$ 950.00	$ 1,500.00	$ 1,500.00
3	Erosion Control, Silt Fence	Ft	300	$ 5.00	$1,500.00	$ 3.00	$ 900.00	$ 4.00	$ 1,200.00	$ 4.50	$ 1,350.00	$ 1.68	$ 504.00	$ 4.00	$ 1,200.00	$ 5.00	$ 1,500.00
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	2	$ 250.00	$500.00	$ 80.00	$ 160.00	$ 240.00	$ 480.00	$ 125.00	$ 250.00	$ 140.00	$ 280.00	$ 240.00	$ 480.00	$ 135.00	$ 270.00
5	HMA Surface, Rem	Syd	2,733	$ 6.00	$16,398.00	$ 6.00	$ 16,398.00	$ 6.00	$ 16,398.00	$ 7.50	$ 20,497.50	$ 11.20	$ 30,609.60	$ 10.66	$ 29,133.78	$ 4.00	$ 10,932.00
6	Pavt, Rem, Modified	Syd	69	$ 25.00	$1,725.00	$ 20.00	$ 1,380.00	$ 16.50	$ 1,138.50	$ 36.00	$ 2,484.00	$ 28.00	$ 1,932.00	$ 16.33	$ 1,126.77	$ 50.00	$ 3,450.00
7	Curb and Gutter, Rem, Modified	Ft	6	$ 25.00	$150.00	$ 20.00	$ 120.00	$ 26.00	$ 156.00	$ 15.00	$ 90.00	$ 50.40	$ 302.40	$ 26.13	$ 156.78	$ 30.00	$ 180.00
8	Aggregate Base, 21AA Limestone, 8 inch	Syd	3	$ 17.50	$52.50	$ 20.00	$ 60.00	$ 16.00	$ 48.00	$ 14.50	$ 43.50	$ 560.00	$ 1,680.00	$ 39.68	$ 119.04	$ 100.00	$ 300.00
9	Tensar TX5 Geogrid	Syd	547	$ 5.00	$2,735.00	$ 5.00	$ 2,735.00	$ 4.50	$ 2,461.50	$ 10.00	$ 5,470.00	$ 11.20	$ 6,126.40	$ 4.50	$ 2,461.50	$ 8.00	$ 4,376.00
10	Geosynthetic Paving Fabric	Syd	2,733	$ 6.00	$16,398.00	$ 6.00	$ 16,398.00	$ 7.17	$ 19,595.61	$ 7.50	$ 20,497.50	$ 11.20	$ 30,609.60	$ 6.20	$ 16,944.60	$ 10.00	$ 27,330.00
11	Aggregate Base, Conditioning	Syd	2,733	$ 4.00	$10,932.00	$ 3.00	$ 8,199.00	$ 2.00	$ 5,466.00	$ 1.50	$ 4,099.50	$ 16.80	$ 45,914.40	$ 2.00	$ 5,466.00	$ 4.00	$ 10,932.00
12	Subgrade Undercutting, Special, 1 x 3	Cyd	164	$ 75.00	$12,300.00	$ 46.00	$ 7,544.00	$ 65.00	$ 10,660.00	$ 90.00	$ 14,760.00	$ 67.20	$ 11,020.80	$ 61.99	$ 10,166.36	$ 85.00	$ 13,940.00
13	Curb and Gutter, Conc	Ft	6	$ 45.00	$270.00	$ 45.00	$ 270.00	$ 40.00	$ 240.00	$ 45.00	$ 270.00	$ 280.00	$ 1,680.00	$ 28.54	$ 171.24	$ 55.00	$ 330.00
14	HMA, 3EML	Ton	476	$ 130.00	$61,880.00	$ 125.00	$ 59,500.00	$ 141.82	$ 67,506.32	$ 130.00	$ 61,880.00	$ 145.00	$ 69,020.00	$ 140.32	$ 66,792.32	$ 143.45	$ 68,282.20
15	HMA, 5EML	Ton	317	$ 140.00	$44,380.00	$ 145.00	$ 45,965.00	$ 182.38	$ 57,814.46	$ 150.00	$ 47,550.00	$ 155.00	$ 49,135.00	$ 156.68	$ 49,667.56	$ 166.45	$ 52,764.65
16	Reconstruct Dr Structure	Ft	4	$ 800.00	$3,200.00	$ 500.00	$ 2,000.00	$ 1,550.00	$ 6,200.00	$ 1,300.00	$ 5,200.00	$ 560.00	$ 2,240.00	$ 1,673.44	$ 6,693.76	$ 250.00	$ 1,000.00
17	Driveway, Nonreinf Conc, 6 inch	Syd	69	$ 80.00	$5,520.00	$ 80.00	$ 5,520.00	$ 60.00	$ 4,140.00	$ 90.00	$ 6,210.00	$ 89.60	$ 6,182.40	$ 66.89	$ 4,615.41	$ 80.00	$ 5,520.00
18	Mailbox Maintenance	LSUM	1	$ 500.00	$500.00	$ 2,500.00	$ 2,500.00	$ 2,800.00	$ 2,800.00	$ 1,000.00	$ 1,000.00	$ 5,600.00	$ 5,600.00	$ 2,800.00	$ 2,800.00	$ 15,800.00	$ 15,800.00
19	Maintaining Traffic	LSUM	1	$ 15,000.00	$15,000.00	$ 20,000.00	$ 20,000.00	$ 12,440.00	$ 12,440.00	$ 18,000.00	$ 18,000.00	$ 16,800.00	$ 16,800.00	$ 13,246.00	$ 13,246.00	$ 15,000.00	$ 15,000.00
20	Surface Restoration	LSUM	1	$ 7,500.00	$7,500.00	$ 2,500.00	$ 2,500.00	$ 7,500.00	$ 7,500.00	$ 8,000.00	$ 8,000.00	$ 22,400.00	$ 22,400.00	$ 500.00	$ 500.00	$ 8,500.00	$ 8,500.00
	Construction Subtotal				$223,065.50		$213,149.00		$240,694.39		$238,452.00		$344,836.60		$230,040.12		$261,906.85
21	Crew Days	Day	10	$ 800.00	$8,000.00	8	$ 6,400.00	12	$ 9,600.00	23	$ 18,400.00	42	$ 33,600.00	20	$ 16,000.00	12	$ 9,600.00
	Total Construction Cost				**$231,065.50**		$219,549.00		$250,294.39		$256,852.00		$378,436.60		$246,040.12		$271,506.85
					Award Amount (Excludes Crew Days)		**$ 213,149.00**										

indicates corrected entry

indicates item in which bid instructions to use the same unit price for both years and alternate bids was not followed.

BID
For
2024-2025 HMA Neighborhood Roads Program

Bid of PRO-LINE ASPHALT PAVING CORP. hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as A CORPORATION*.

*Insert as applicable: "a corporation", "a partnership" or "an individual".

TO THE CITY OF NOVI, MICHIGAN, hereinafter called OWNER:

The undersigned as Bidder hereby declares: that this Bid is made in good faith without fraud or collusion with any person or persons bidding on the same Contract; that the Bidder has read and examined the Advertisement for Bids, Instructions to Bidders, Bid, General Conditions, Supplementary Conditions, Agreement, Forms of Bond, Specifications and Drawings, as prepared by the ENGINEER, and understands all of the same; that the Bidder of its representative has made personal investigation at the sites of the work and has become fully familiar with regard to the conditions to be met in the execution of this Contract, and the undersigned proposes to furnish all labor, materials, tools, power, transportation, and construction equipment necessary for the construction of the Project and performing related work in full accordance with the aforesaid Contract Documents, including any and all Addenda officially issued, their receipt of which is hereby acknowledged:

Addendum No.	Addendum Date
1	4/9/2024

The Contract will be awarded to the lowest responsive, responsible Bidder based on the unit prices for all Work specified.

All unit prices, with the exception of items to be paid for as Lump Sum must be the same for both 2024 and 2025 as well as Alternate Bids.

The Bidder agrees to complete the Project for the following unit prices:

2024 BID					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
1	Mobilization (10% Max.)	LSUM	1	$ 170,000-	$ 170,000-
2	Pre-Construction Audio Visual	LSUM	1	$ 2,000-	$ 2,000-
3	Erosion Control, Silt Fence	Ft	500	$ 3-	$ 1,500-
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	27	$ 80-	$ 2,160-

2024 BID					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
5	HMA Surface, Rem, Modified	Syd	14,914	$ 6-	$ 89,484-
6	Pavt, Rem, Modified	Syd	373	$ 20-	$ 7,460-
7	Curb and Gutter, Rem, Modified	Ft	1,582	$ 20-	$ 31,640-
8	Aggregate Base, 21AA Limestone, 8 inch	Syd	15,530	$ 20-	$ 310,600-
9	Tensar TX5 Geogrid	Syd	2,983	$ 5-	$ 14,915-
10	Geosynthetic Paving Fabric	Syd	14,914	$ 6-	$ 89,484-
11	Subgrade Undercutting, Special, 1 x 3	Cyd	895	$ 46-	$ 41,170-
12	Curb and Gutter, Conc	Ft	1,582	$ 45-	$ 71,190-
13	HMA, 3EML	Ton	2,585	$ 125-	$ 323,125-
14	HMA, 5EML	Ton	1,725	$ 145-	$ 250,125-
15	Dr Structure Cover, Adj, Case 1	Ea	8	$ 800-	$ 6,400-
16	DPS Structure Cover, Adj, Case 1	Ea	2	$ 1,000-	$ 2,000-
17	Point Up Dr Structure	Ea	9	$ 500-	$ 4,500-
18	Reconstruct Dr Structure	Ea	5	$ 500-	$ 2,500-
19	Dr Structure Cover, Type J	Ea	3	$ 800-	$ 2,400-
20	Underdrain, Subgrade, Open-Graded, 6 inch	Ft	10,257	$ 20-	$ 205,140-
21	Dr Structure, Tap, 6 inch	Ea	34	$ 300-	$ 10,200-
22	Driveway, Nonreinf Conc, 6 inch	Syd	373	$ 80-	$ 29,840-
23	Mailbox Maintenance	LSUM	1	$ 5,000-	$ 5,000-
24	Pavt Mrkg, Waterborne, 24 inch, White, Stop Bar	Ft	12	$ 40-	$ 480-
25	Maintaining Traffic	LSUM	1	$ 35,000-	$ 35,000-
26	Surface Restoration	LSUM	1	$ 20,000-	$ 20,000-
27	Crew Day	Day	75	$800.00	$ 60,000-
			TOTAL 2024 BID PRICE:	**$** 1,788,313.00	☆

2025 BID					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
1	Mobilization (10% Max.)	LSUM	1	$ 110,000-	$ 110,000-
2	Pre-Construction Audio Visual	LSUM	1	$ 2,000-	$ 2,000-
3	Erosion Control, Silt Fence	Ft	500	$ 3-	$ 1,500-

2025 BID					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	14	$ 80-	$ 1,120-
5	HMA Surface, Rem (Modified)	Syd	8,046	$ 6-	$ 48,276-
6	Pavt, Rem (Modified)	Syd	756	$ 20-	$ 15,120-
7	Sidewalk, Rem (Modified)	Syd	101	$ 20-	$ 2,020-
8	Curb and Gutter, Rem (Modified)	Ft	732	$ 20-	$ 14,640-
9	Aggregate Base, 21AA Limestone, 8 inch	Syd	9,026	$ 20-	$ 180,520-
10	Tensar TX5 Geogrid	Syd	4,996	$ 5-	$ 24,980-
11	Geosynthetic Paving Fabric	Syd	8,600	$ 6-	$ 51,600-
12	Aggregate Base, 21AA Limestone, 4 inch	Syd	126	$ 35-	$ 4,410-
13	Subgrade Undercutting, Special, 1 x 3	Cyd	516	$ 46-	$ 23,736-
14	Curb and Gutter, Conc	Ft	1,094	$ 45-	$ 49,230-
15	Curb Ramp Opening	Ft	54	$ 45-	$ 2,430-
16	HMA, 3EML	Ton	1,475	$ 125-	$ 184,375-
17	HMA, 5EML	Ton	985	$ 145-	$ 142,825-
18	Curb Ramp, Conc, 6 inch	Sft	833	$ 11-	$ 9,163-
19	Detectable Warning Surface	Ft	45	$ 80-	$ 3,600-
20	Dr Structure Cover, Adj, Case 1	Ea	12	$ 800-	$ 9,600-
21	DPS Structure Cover, Adj, Case 1	Ea	2	$ 1,000-	$ 2,000-
22	Point Up Dr Structure	Ea	12	$ 500-	$ 6,000-
23	Reconstruct Dr Structure	Ea	7	$ 500-	$ 3,500-
24	Dr Structure Cover, Type J	Ea	3	$ 800-	$ 2,400-
25	Underdrain, Subgrade, Open-Graded, 6 inch	Ft	4,965	$ 20-	$ 99,300-
26	Dr Structure, Tap, 6 inch	Ea	18	$ 300-	$ 5,400-
27	Driveway, Nonreinf Conc, 6 inch	Syd	202	$ 80-	$ 16,160-
28	Mailbox Maintenance	LSUM	1	$ 5,000-	$ 5,000-
29	Pavt Mrkg, Waterborne, 24 inch, White, Stop Bar	Ft	24	$ 40-	$ 960-
30	Maintaining Traffic	LSUM	1	$ 35,000-	$ 35,000-
31	Surface Restoration	LSUM	1	$ 20,000-	$ 20,000-
32	Crew Day	Day	50	$800.00	$ 40,000-
			TOTAL 2025 BID PRICE:		$ 1,114,865.00 ★

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Vasilios Ct (Alternate Bid 1)					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
1	Mobilization (10% Max.)	LSUM	1	$ 20,000-	$ 20,000-
2	Pre-Construction Audio Visual	LSUM	1	$ 1,000-	$ 1,000-
3	Erosion Control, Silt Fence	Ft	100	$ 3-	$ 300-
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	2	$ 80-	$ 160-
5	HMA Surface, Rem	Syd	2,280	$ 6-	$ 13,680-
6	Pavt, Rem (Modified)	Syd	57	$ 20-	$ 1,140-
7	Sidewalk, Rem (Modified)	Syd	7	$ 20-	$ 140-
8	Curb and Gutter, Rem (Modified)	Ft	81	$ 20-	$ 1,620-
9	Aggregate Base, 21AA Limestone, 8 inch	Syd	32	$ 20-	$ 640-
10	Tensar TX5 Geogrid	Syd	456	$ 5-	$ 2,280-
11	Geosynthetic Paving Fabric	Syd	2,280	$ 6-	$ 13,680-
12	Aggregate Base, Conditioning	Syd	2,280	$ 3-	$ 6,840-
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	15	$ 35-	$ 525-
14	Subgrade Undercutting, Special, 1 x 3	Cyd	137	$ 46-	$ 6,302-
15	Curb and Gutter, Conc	Ft	81	$ 45-	$ 3,645-
16	Curb Ramp Opening	Ft	12	$ 45-	$ 540-
17	HMA, 3EML	Ton	396	$ 125-	$ 49,500-
18	HMA, 5EML	Ton	264	$ 145-	$ 38,280-
19	Curb Ramp, Conc, 6 inch	Sft	105	$ 11-	$ 1,155-
20	Detectable Warning Surface	Ft	10	$ 80-	$ 800-
21	Dr Structure Cover, Adj, Case 1	Ea	2	$ 800-	$ 1,600-
22	Point Up Dr Structure	Ea	2	$ 500-	$ 1,000-
23	Underdrain, Subgrade, Open-Graded, 6 inch	Ft	1,446	$ 20-	$ 28,920-
24	Dr Structure, Tap, 6 inch	Ea	4	$ 300-	$ 1,200-
25	Driveway, Nonreinf Conc, 6 inch	Syd	57	$ 80-	$ 4,560-
26	Mailbox Maintenance	LSUM	1	$ 1,000-	$ 1,000-
27	Maintaining Traffic	LSUM	1	$ 20,000-	$ 20,000-
28	Surface Restoration	LSUM	1	$ 2,500-	$ 2,500-
29	Crew Day	Day	10	$800.00	$ 8,000-
TOTAL Vasilios Ct ALT BID 1 PRICE:				**$**	231,007.00 ☆

Border Hill, Willow Ln, and Willow Ct (Alternate Bid 2)					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
1	Mobilization (10% Max.)	LSUM	1	$ 20,000-	$ 20,000-
2	Pre-Construction Audio Visual	LSUM	1	$ 1,000-	$ 1,000-
3	Erosion Control, Silt Fence	Ft	300	$ 3-	$ 900-
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	2	$ 80-	$ 160-
5	HMA Surface, Rem	Syd	2,733	$ 6-	$ 16,398-
6	Pavt, Rem (Modified)	Syd	69	$ 20-	$ 1,380-
7	Curb and Gutter, Rem (Modified)	Ft	6	$ 20-	$ 120-
8	Aggregate Base, 21AA Limestone, 8 inch	Syd	3	$ 20-	$ 60-
9	Tensar TX5 Geogrid	Syd	547	$ 5-	$ 2,735-
10	Geosynthetic Paving Fabric	Syd	2,733	$ 6-	$ 16,398-
11	Aggregate Base, Conditioning	Syd	2,733	$ 3-	$ 8,199-
12	Subgrade Undercutting, Special, 1 x 3	Cyd	164	$ 46-	$ 7,544-
13	Curb and Gutter, Conc	Ft	6	$ ~~55~~ 45-	$ ~~330~~ 270- MJ
14	HMA, 3EML	Ton	476	$ 125-	$ 59,500-
15	HMA, 5EML	Ton	317	$ 145-	$ 45,965-
16	Reconstruct Dr Structure	Ft	4	$ 500-	$ 2,000-
17	Driveway, Nonreinf Conc, 6 inch	Syd	69	$ 80-	$ 5,520-
18	Mailbox Maintenance	LSUM	1	$ 2,500-	$ 2,500-
19	Maintaining Traffic	LSUM	1	$ 20,000-	$ 20,000-
20	Surface Restoration	LSUM	1	$ 2,500-	$ 2,500-
21	Crew Day	Day	8	$800.00	$ 6,400-
TOTAL Border Hill, Willow Ln, and Willow Ct ALT BID 2 PRICE:				$ ~~219,609.00~~ ★ MJ $ 219,549.00 ★	

If the foregoing Bid shall be accepted by the OWNER, the undersigned agrees to enter into the attached form of Agreement within ten (10) days after receiving notice of such acceptance, will furnish the OWNER satisfactory bonds and certificates of insurance coverage, and will complete the Project, at the price and within the time stated in this Bid.

The undersigned further agrees that if the foregoing Bid shall be accepted, work will commence immediately after the Contract has been awarded, the Agreement executed, and a Notice to Proceed received.

The 2024 portion of the project must be substantially complete within 120 calendar days from the issuance of the 2024 Notice-to-Proceed. Final completion must be by October 15, 2024.

CITY OF NOVI

The 2025 portion of the project must be substantially complete within 120 days from the issuance of the 2025 Notice-to-Proceed. Final completion must be by October 15, 2025.

Substantial completion shall include all work, excepting final surface restoration.

The undersigned attaches hereto its Bid security, as required by the Advertisement for Bids and Instructions to Bidders. The undersigned agrees that in case it shall fail to fulfill its obligations under the foregoing Bid, and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned its rights and interests in such Contract and that its Bid security accompanying its Bid; has been forfeited to the said OWNER, but otherwise the Bid security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of any of the completion times listed above, the OWNER will suffer a damage of Eight Hundred Dollars ($800.00) per calendar day, and said OWNER shall be compensated therefore at the rate as liquidated damages in accordance with the Agreement.

In submitting this Bid, it is understood that the right is reserved by the OWNER to accept any bid, to reject any or all Bids, and to waive irregularities in bidding in the interest of the OWNER.

SUBMITTED on 4/16/2024
Date*

11797 29 MILE ROAD
Street*

WASHINGTON, MI 48095
City, State, ZIP*

586-752-7730
Telephone Number*

586-752-9745
Facsimile Number*

BY: PRO-LINE ASPHALT PAVING CORP.
Name of Bidder*

Signature

MATTHEW JONES, CEO
Name and Title of Signatory*

*Typed or printed in ink.

CITY OF NOVI CITY COUNCIL
MAY 20, 2024

SUBJECT: Approval of Zoning Ordinance Text Amendment 18.296 in order to establish the new City West zoning district. **SECOND READING**

SUBMITTING DEPARTMENT: Community Development, Planning

BACKGROUND INFORMATION:

The proposed Text Amendment to establish City West District was first introduced to the City Council on July 10, 2023. Since that time, staff has taken the feedback received into account and made changes to the proposed text, and also offer more context for the proposed district.

The City of Novi's 2016 Master Plan Update included recommendations for redevelopment of three areas within the City that were considered vacant or under-utilized given their location, unique features, and size:

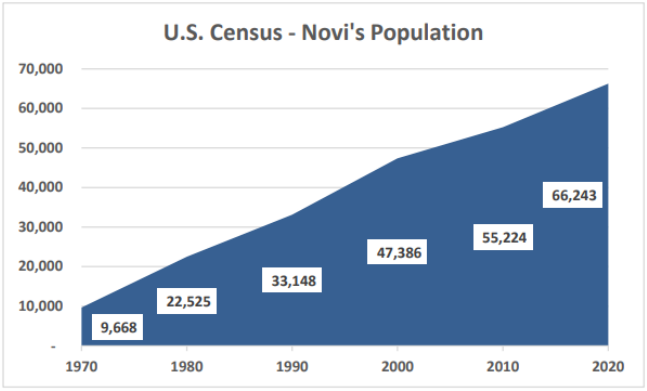
1) Pavilion Shore Village, near Walled Lake, which was rezoned to a new zoning classification in 2021;
2) Anglin Property near Town Center, which is now incorporated into the Sakura Novi development; and
3) City West. City West is proposed north and south of Grand River Avenue, east of Beck Road and west of Taft Road.

The Master Plan recommendation for this area was to create a vibrant, integrated, mixed-use arts and entertainment district that would support and enhance the nearby Suburban Collection Showplace and Ascension Providence Park.

Working with the Planning Commission's Implementation Committee (comprised of Commissioners) and the City Attorney's office, staff developed the City West Zoning Ordinance text to provide the standards under which properties in the new district will be developed, as well as a Design Guide that offers visual examples that the Master Plan and ordinance language are working together to accomplish. The Design Guide complements the ordinance language and will be made part of the ordinance by reference. It includes background information on the area, inspiration images from around Novi and other communities, and 3D models to visually show certain

requirements or guidelines. The intent is for both documents to be used in conjunction to guide development within the district. Each 3D model shown in the Design Guide is conceptual only; actual projects would need to be designed by professional architects and engineers based on specific on-the-ground information not currently available to staff.

As the current 2023 Master Plan update effort continues, Novi continues to grow, as evidenced by the 20% population growth from 2010-2020. At last year's community open houses, 74% of participants indicated the City West area should be "transformed" when given the definition "long-term and large-scale change in the appearance and function of an area with the intent for a dramatic shift in use, design, and accessibility." Another 21% indicated the area should "evolve," while only 5% thought the area should be "maintained" in its current state.



Source: U.S. Census Bureau.

U.S. Census	
Year	Population
1970	9,668
1980	22,525
1990	33,148
2000	47,386
2010	55,224
2020	66,243

HOUSING OPTIONS

The City West area provides an opportunity to expand the housing choices available for young professionals, empty nesters, and other residents who prioritize an interconnected community with a mix of complementary uses, easy access to destinations within Novi, as well as access to the freeway. Grand River Avenue is a major corridor with greater road capacity than many areas of the city. Mass transit has recently been introduced along the Grand River corridor through Novi and into Wixom. With the addition of transit stops in the City West area, it is a logical location for additional density to be permitted following the principles of transit-oriented development. Most of the city's housing options are currently not in proximity to the new transit routes, which will limit their utilization.

The state's Growing Michigan Together (GMT) Council has recently completed their comprehensive population growth report for the state. Michigan ranks 49th for population growth in the nation. In order to begin to reverse this trend, the GMT Council has recommended three strategies to build back the state's population. Strategy 3 is to "Create thriving, resilient communities that are magnets for young talent." The City West district could help establish the type of housing in proximity to transit that would attract not only the workforce needed for innovative entrepreneurs and businesses, but also provide appealing housing options for the City's aging population in a compact, connected setting.

CREATING A SENSE OF PLACE

City West is also an opportunity to showcase Novi as an area of interest to the thousands of visitors to the Suburban Showplace and Ascension Hospital each year. Creating a place of interest surrounding these existing activity centers will boost the City's image, while reducing the need for shorter vehicle trips with a mix of uses available. Visitors to events at the Showplace could take advantage of nearby restaurants, hotels, and shopping without having to get in a car. Similarly, greater housing options may appeal to employees of the hospital who could walk or bike to work in nice weather.

INTEREST IN THE PROPOSED DISTRICT

Property owners south of Grand River in the City West area, both of vacant land and currently developed property, have expressed an interest in and support of the ordinance amendment. Some property owners have introduced concepts for projects that could align with the intent of the City West ordinance amendment and Design Guide. Current businesses such as Gatsby's, Paradise Park, and Total Sports Novi have found the text amendment appealing due to the flexibility it offers for those businesses moving forward.

The density and height of the buildings would also permit more preservation of sensitive areas, as the footprint of the buildings could be smaller. Above or underground structured parking, instead of surface parking lots, would go further in promoting areas for open space and reducing impervious surfaces. More taxable value would be created on a smaller footprint of developed area, further enhancing the surrounding corridor.

COMPARABLE SETBACKS TO WHAT IS CURRENTLY PERMITTED IN THE I-1 DISTRICT

The City West District includes a baseline level of development for principal permitted uses, which would be allowed at a similar intensity to what can currently develop in the I-1, Light Industrial District. Within 100 feet of a single-family residential district, both non-residential and residential buildings are not permitted, which is the same as in the I-1 District currently. At the baseline level of development, building height is limited to two (2) stories on the south side of Grand River Avenue.

MIXED-USE DEVELOPMENT OPTION (MDO)

The ordinance includes an optional Mixed-Use Development Option (MDO), which permits a wider range of uses and higher-intensity development to encourage the creation of a dynamic mix of compatible uses. While the MDO provides greater flexibility in parking and landscaping, as well as setbacks and building height to allow a more urban form of development, projects will still be subject to other applicable codes and regulations of the City, including Wetland and Watercourse protection, the Woodland Ordinance, Stormwater detention standards, façade, and landscape requirements, as well as lighting and noise ordinances. As an optional form of development under the state zoning enabling law, approvals of MDO projects are up to the discretion of City Council, and subject to the project meeting various criteria.

One of the project criteria to be evaluated for MDO projects is whether a proposed site design and layout minimizes negative impacts on existing natural features. Other criteria provide stipulations that surrounding landowners shall not be unreasonably

burdened, and the proposed development is deemed to be compatible/harmonious with surrounding area.

Residential uses are permitted using the MDO option with a minimum setback of 100 feet from single family residential districts. Within 200 feet of single family residential, building height is limited to 35 feet, which is the same height limit as the single-family districts—that is, the same height as a typical single-family home in Novi. Building heights for all uses within 200 to 300 feet of a single-family residential district are limited to 45 feet. These are significant height limitations that respect the existing developments. By way of comparison, the current I-1 District allows a 40-foot building with a setback of just 20 feet to adjacent property when not adjacent to a residential district. I-1 properties that are adjacent to residential districts require building and parking setbacks of 100 feet, and limit building heights to 25 feet.

While the proposed ordinance standards allow for greater height along the north side of Grand River for MDO projects, staff believes that most projects will have 3-5 story buildings, with additional height potentially requested for mixed-use buildings, or for a signature office building or hotel. Buildings greater than 300 feet from single-family residential districts may be eligible for bonus height at City Council's discretion. Bonus height may be granted if the project provides one or more of the following:

- Underground or structured parking (1 additional story per 125 spaces provided)
- Dedicated open space or preservation of natural areas in excess of 25 percent (up to 1 story bonus)
- Gold or Platinum LEED certification in building design (up to 1 story bonus)
- 15 percent or more residential units targeted for workforce housing (up to 1 story bonus)

CHANGES TO THE ORDINANCE TEXT

Since the City Council's first look at the City West Ordinance on July 10, 2023, staff has taken the feedback received into account and made changes to the proposed text. Below is a summary of the issues that were identified and provides a description of the changes made to the text from what was presented at the previous meeting or offers further explanation. In the draft Text Amendment included in this packet, the changes to City West since the last version are shown in blue ~~strikethrough~~/underline.

Building Height

While the proposed building heights on the north side of Grand River were supported by the City Council, the proposed maximum height of 5 stories on the south side was a concern. In the revised draft, the text now reflects a maximum height of 2 stories south of Grand River under the baseline option. For MDO projects, the height limit is increased to 3 stories, or up to 4 stories if bonus height conditions are met. City Council would need to approve the increase in height for each project proposed. Adjacent to single-family residential zones, additional restrictions would control building heights, with a maximum of 35 feet permitted within 200 feet of single-family districts, and a

maximum of 45 feet between 200-300 feet of such districts. Within 300 feet of such districts, buildings are not eligible for bonus height approval.

Setbacks from Single Family Residential

The City Council expressed concern with the building setbacks' potential to negatively impact adjacent single-family neighborhoods. In the revised draft, all buildings, regardless of use, would be required to have a minimum setback of 100 feet from single family residential districts. Under the current I-1 Light Industrial district, the minimum building setback from single family residential is 100 feet. In the revised draft, the parking setback has also been increased from 50 to 75 feet and would be required to be screened with a 5-foot wall or landscaped berm.

Buffers and Berms

Under the required conditions for City West, item K (page 9) states all sites must comply with Article 5, Site Standards for all applicable requirements, unless more specific standards are specified for City West. Article 5 includes the review standards for the following: off-street parking requirements, off-street parking layout and standards, off-street loading and unloading, landscape standards: (i.e., obscuring earth berms and walls, right of way buffers, and interior and exterior landscape plantings), exterior lighting, corner clearance, road design, façade standards, and bicycle parking.

In particular, the landscaping section related to residential uses adjacent to non-residential has been attached to this packet to show what existing standards would be applied to projects in City West when they are adjacent to a residential use. New multifamily and commercial buildings require a berm or wall of 6-8 feet in height when adjacent to a residential use. This section of the ordinance is very comprehensive in terms of placement, design, and waiver standards, and has been used successfully throughout the city. It would be unnecessary to repeat the information in Article 5 of the ordinance, as it is referenced by section number in the draft City West ordinance.

Hotel Use

At the July 10th meeting, the City Council indicated that hotels would not be an appropriate use on the south side of Grand River. The updated draft states on page 3 that hotels would be permitted only north of Grand River.

Protection of Natural Features

Throughout the City West text, staff has attempted to make clear that protecting the existing natural features (woodland and wetlands) should be a priority for both developers and decision makers for projects in the district. While the Woodlands Protection Ordinance and the Wetlands and Watercourse Protection Ordinance will apply to any proposed projects in this district just as they do to every other site in the city, additional language has been included to show a strong commitment to preservation in the City West District, including in the intent, design guide, and approval criteria sections.

Pedestrian Orientation, Sidewalks and Open Space

The sections on pages 8 and 9 related to the topics have been revised and reorganized to provide more clarity and direction for such features to be coordinated between developments to create a system of connectivity within and between

projects in the district. Usable open space requirements are also more fully described, including encouraging active recreation facilities for children.

Active Mobility Plan
As requested in the first reading, more direct reference to the guidelines and recommendations in the recently adopted Active Mobility Plan have been added. Please see the revised draft in the packet, which has these references highlighted in green.

Grand River Corridor
If the City West District is adopted and the property rezoned, staff would begin working more closely with the Road Commission for Oakland County to discuss what changes might be necessary to this section of the corridor. We would propose possible changes to the speed limit, road crossing opportunities, design alternatives and accommodating the bus route stops.

Current Master Plan Update
The current Master Plan Update is still on-going. However, the proposed Future Land Use map that has been reviewed by the Steering Committee at multiple meetings designates the City West area for "General Mixed-Use." Draft documents describe the purpose of this land use category:

> *The GMX land use category provides the highest flexibility of the categories. It recognizes that certain properties will be developed based on prevailing market trends utilizing a site-specific master plan to guide development, reserving certain portions of the subject property for different land use typologies.*

The General Mixed-Use designation would not be contrary to the proposed City West ordinance.

Rezoning
Based on the City Council's feedback, the accompanying rezoning request includes within the suggested motion that the rezoning will exclude the portions of property currently zoned B-3 at the southeast corner of Beck Road and Grand River. If in the future the owner decides to pursue development more consistent with the City West district, they could request a rezoning of that area separately. The area will remain shown in the Design Guide Maps, as well as the Future Land Use map, to be included in City West, as it is Staff's opinion that the area would better add to the creation of a cohesive district under City West rather than the B-3 District.

For a more complete summary of the origin and purpose of the City West Zoning District, Ordinance Language, and Design Guide, please reference the City Council packet motion sheet from the July 10th meeting: City Council Meeting - July 10, 2023 - Matter 1 - Consideration of Zoning Ordinance Text Amendment 18.296 in order to establish the new City West zoning district (cityofnovi.org)

PREVIOUS PLANNING COMMISSION ACTION
On May 10, 2023 the Planning Commission held a public hearing on the proposed text amendment and recommended approval to the City Council. The minutes from that meeting are included in the packet.

PREVIOUS CITY COUNCIL ACTION
On July 10, 2023, the City Council considered the Text Amendment for the First Reading and provided comment for revisions to the proposed ordinance language. The revised ordinance language is included in the packet and is presented for consideration again as a First Reading. The minutes from the July 10 City Council meeting are included in the packet.

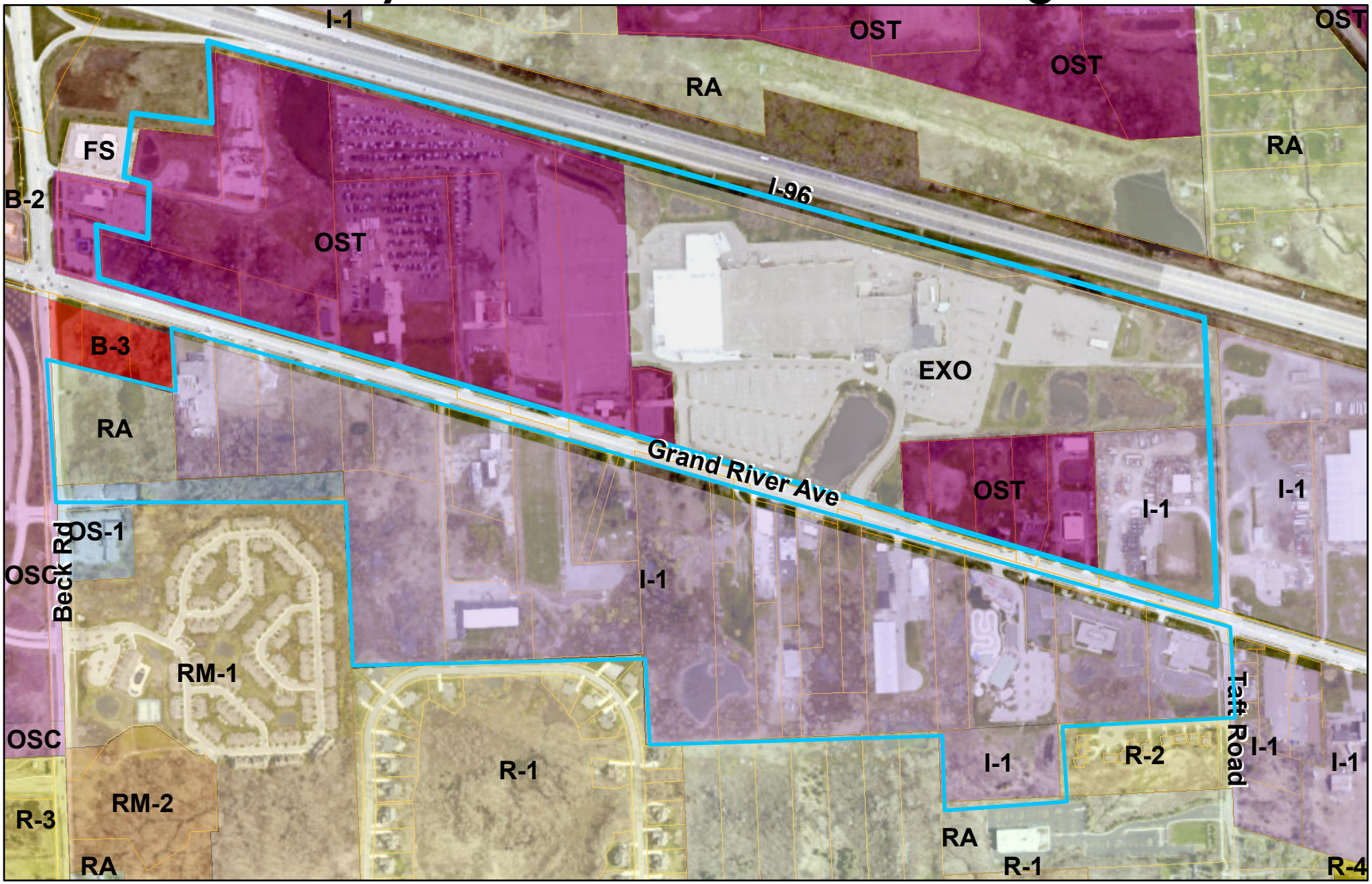
RECENT REVISIONS TO THE TEXT AMENDMENT AND DESIGN GUIDE:
Following discussion at the May 6 City Council meeting for the First Reading on the proposed text amendment, staff has made some revisions to the recommended draft text, including the following:

1. Adding Veterinary Hospitals and Clinics to the list of permitted uses subject to Special Land Use approval. Upon further examination, this is a Special Land Use in most of the commercial and mixed-use districts in the city, and it would be complementary to the City West district.
2. Increasing the parking lot setback to 100 feet minimum from a single-family district.
3. References to the Active Mobility Plan in the General Design Standards and site plan submittal requirements. These and other references to bike and pedestrian safety and design have been highlighted in green in the attached draft for easy identification.
4. Allowing up to 2 floors of bonus height for qualifying for LEED Green Building certification (2nd floor available at Platinum level).
5. The review and approval process has been amended to incorporate an initial review by both Planning Commission and City Council in order to give the applicant feedback earlier in the process.

RECOMMENDED ACTION: Approval of Zoning Ordinance Text Amendment 18.296 and by reference the City West Design Guide in order to establish the City West zoning district, along with associated ordinance changes to reference the new district, and to amend text related to the EXO District, to reflect an underlying zoning of City West, subject to minor modifications as determined necessary by the City Manager and City Attorney's Office. *This motion is made because the proposed City West Rezoning fulfills the concepts provided in the Master Plan for Land Use to provide a new zoning district that will create a vibrant, integrated, mixed-use arts and entertainment district along Grand River Avenue, east of Beck Road, and that would support and enhance the nearby Suburban Collection Showplace and Ascension Providence Park.*
SECOND READING

MAPS

City West District: Current Zoning



0 0.1 0.2 0.4 Miles

Map Author: Lindsay Bell
Date: 8/18/23
Project: City West

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. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

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City West District: Future Land Use

0 0.1 0.2 0.4 Miles

Map Author: Lindsay Bell
Date: 8/18/23
Project: City West

MAP INTERPRETATION NOTICE

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City West District: Natural Features

0 0.1 0.2 0.4 Miles

Map Author: Lindsay Bell
Date: 8/18/23
Project: City West

MAP INTERPRETATION NOTICE

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PROPOSED TEXT AMENDMENT 18.296 - DRAFT

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI

ORDINANCE NO. 18.296

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, THE CITY OF NOVI ZONING ORDINANCE, AS AMENDED, AT ARTICLE 3.0 ZONING DISTRICTS, ADD SECTION 3.1.30 TO ESTABLISH THE CW – CITY WEST DISTRICT, SECTION 3.33 CITY WEST REQUIRED CONDITIONS, SECTION 3.34 CITY WEST MIXED USE DEVELOPMENT OPTION, RENUMBERING GENERAL EXCEPTIONS TO SECTION 3.35, AND TO AMEND ARTICLE 4.0 USE STANDARDS, SECTION 4.12 GROUP DAY CARE HOMES, DAY CARE CENTERS AND ADULT DAY CARE CENTERS, SECTION 4.24 DRY CLEANING ESTABLISHMENTS, SECTION 4.27 RETAIL BUSINESS OR SERVICE ESTABLISHMENTS, SECTION 4.28 HOTELS AND MOTELS, SECTION 4.31 VETERINARY HOSPITALS AND CLINICS, SECTION 4.35 MICROBREWERIES AND BREWPUBS, SECTION 4.62 INSTRUCTIONAL CENTERS, AND SECTION 4.81 FINANCIAL INSTITUTIONS. ALL BEING DONE TO CREATE AND ADD REQUIREMENTS FOR THE CITY WEST (CW) DISTRICT. AMEND ARTICLE 2, SECTION 2.2 DEFINITIONS, TO ADD A DEFINITION FOR WORKFORCE HOUSING. AMEND ARTICLE 3.0 ZONING DISTRICTS, SECTION 3.1.15 EXO EXPOSITION OVERLAY DISTRICT AND 3.25 EXO OVERLAY DISTRICT REQUIRED CONDITIONS, TO CHANGE THE UNDERLYING ZONING OF THE EXO OVERLAY DISTRICT TO CITY WEST.

THE CITY OF NOVI ORDAINS:

Part I.
That the City of Novi Zoning Ordinance, as amended, Article 3.0, Zoning Districts, Section 3.1 Districts Established, is hereby amended to add a new district as number 30 CW City West District.

Part II.
That the City of Novi Zoning Ordinance, as amended, Article 3.0, Zoning Districts, Section 3.1 Districts Established, is hereby amended to add section 3.1.30 as follows:

3.1.30 CW City West District

A. Intent and General Provisions

1. Description of the District. The City West district permits a mix of uses, including amusement and entertainment uses, office, commercial, and multiple-family housing, that are appropriate within the context of the City West area. Key design concepts include multiple-story buildings that frame the internal street network, a corridor of buildings massed along Grand River Avenue, shared access and parking, a mix of uses including commercial and multi-family residential, and public gathering spaces.

Buildings should have high-quality materials and allow for changing uses over time. Development will be pedestrian-oriented, with a high degree of transparency on the ground level and functional, attractive outdoor amenities such as plazas and pocket parks with seating and lighting. Parking is placed to the side or rear of main buildings, preferably in parking structures, driveways are consolidated from the major thoroughfare, and on-street parking is permitted on secondary streets.

2. Intent. The intent of the City West district is to encourage high-quality and distinctive development that will complement and support nearby areas. The district will reflect an inviting and vibrant identity for this area of the City's Grand River Corridor while implementing land use planning and development techniques that result in a pleasing, compatible, visual presence. Assembly of small lots and long, narrow lots into larger development parcels is anticipated and encouraged to provide coordinated development with consolidated access points. Minimum lot and frontage thresholds are established for the mixed-use development option to further this objective. Shared parking is strongly encouraged, and vehicular and pedestrian connections between sites is expected.

   The district allows a wide range of principal uses. In conjunction with different height, area, and bulk standards, this should increase development and re-development opportunities that will look demonstratively different than existing uses.

   Additionally, some of the objectives of the district are intended to be accomplished or facilitated by the establishment of an optional development approval process, the Mixed-Use Development Option (MDO). Under this optional form of development:
   - Mixing of uses is permitted, either vertically or horizontally.
   - Building heights are greater than most traditional commercial districts in the city.
   - Floor area ratios and densities are increased to allow economies of scale.
   - Required setbacks are reduced to encourage a development pattern that frames the primary street frontage.

   Under the MDO concept, a wider variety of retail, commercial, office, and residential uses and open spaces are permitted, to further the creation of a dynamic mix of compatible uses. As a trade-off for this greater flexibility, regulations regarding streetscape and landscape design, provisions for parking facilities, architectural and façade design, multi-family residential dwelling units, and setback standards are incorporated into the district, resulting in a mix of some form-based standards and more conventional guidance. See the City West Design Guide for examples of the development vision and guidelines for projects in this district. The MDO, if successfully implemented, should:

   - Encourage the use of land in accordance with its character and surroundings;
   - Conserve natural resources and natural features;
   - Encourage innovation and creativity in land use planning;
   - Enhance pedestrian and cycling activity within the district and to surrounding destinations;

- Provide enhanced housing, cultural, and recreational opportunities for the people of the City; and
- Bring about a greater compatibility of design and use between and among neighboring properties.

B. Principal Permitted Uses –

i. Offices, including professional, medical (including labs and clinics)
ii. Municipal uses, such as post offices and similar governmental office buildings
iii. Day care centers (4.12.2)
iv. Financial institutions (4.81)
v. Retail business or service establishments, including restaurants (4.27)
vi. Business schools and colleges or private schools operated for profit (4.27)
vii. Instructional Centers (4.62)
viii. Outdoor theaters, plazas, parks, public gathering places, farmers markets and like public facilities
ix. Art galleries, museums, and non-profit community centers
x. Personal service establishments
xi. Private recreational facilities, indoor or outdoor
xii. Publicly owned and operated parks, pathways, and recreational facilities
xiii. Transit station
xiv. Brewpubs and Microbreweries (4.35)
xv. Outdoor restaurants (4.84)
xvi. Principal uses similar to those listed above, as determined by the Planning Commission
xvii. Off-street parking lots and structures (not to include vehicle storage)
xviii. Accessory structures and uses customarily incidental to the above permitted uses, except drive-through windows (4.19)

C. Mixed-Use Development Option Permitted Uses –

i. Any of the Principal Permitted Uses above
ii. Multiple-family residential
iii. Live/work units
iv. Hotels (4.28.1) – North of Grand River Only
v. Business establishments which perform services on the premises
vi. Health and fitness clubs, public or private
vii. Dry Cleaning Establishments or Pick Up Stations (4.24)
viii. Other uses similar to the above uses subject to conditions noted
ix. Accessory structures and uses customarily incidental to the above permitted uses (4.19)

D. Special Land Uses

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i. Amusement and entertainment uses, including theaters, athletic and performing arts venues
ii. Private clubs, organizations, cultural facilities, and lodge halls
iii. Places of worship
iv. Drive throughs, as an accessory to a permitted use (Sec. 5.3.11)
~~iv.~~v. Veterinary hospitals and clinics (4.31)

E. Development Standards

Lot size, Lot Coverage, Lot width:
See section 3.6.2.D

Open Space:
Minimum Gross Open Space: 15% (see Section 3.33.4.1.F)
Minimum Usable Open Space: 150 sq ft per dwelling unit

Building Setbacks

Minimum front yard setback: See Section 3.33.1.E

Minimum rear yard setback: See Section 3.33.1.E

Minimum side yard setback: See Section 3.33.1.E

Building Height

Minimum building height: 20 feet

Maximum building height: 2 stories

Parking Lot Setbacks

Front yard setback: Front yard parking is not permitted, unless it is on-street, except as otherwise provided. See Section 3.33.1.E

Rear yard setback: 10 feet; If adjacent to existing residential zoning district a minimum of 50 feet is required

Side yard setback: 10 feet; If adjacent to existing single family residential zoning district a minimum of ~~50~~ 100 feet is required

3.6.2 Applicability of Notes to District Standards

- City West Districts: D, M

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Part III.
That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, is amended to add a new Section 3.33, City West Required Conditions, as follows in its entirety:

3.33 City West District REQUIRED CONDITIONS

1. The following standards shall apply to all uses permitted in the district except as indicated otherwise in this ordinance, or where different or additional standards are either authorized or required for developments utilizing the Mixed-Use Development Option (MDO) in Section 3.34.

A. Site Plans. Site plans shall be submitted for preliminary approval by the Planning Commission, in accordance with the provisions of this ordinance and other applicable ordinances in Section 6, unless the proposed plan qualifies for administrative review per Section 6.1.C.

B. Nonconforming Uses and Buildings: A use or structure that is lawfully operating/existing as of the date this Section takes effect shall be considered a legal non-conforming use, so long as it remains otherwise lawful, subject to the following:

   a. Such uses may be enlarged or increased by up to 10 percent of the existing total floor area, provided the resulting total floor area does not exceed the maximum floor area ratio of 0.275 as described below.
   b. Any changes to the building or site at these locations that require site plan approval as described in Section 6.1 shall also require Planning Commission approval under the requirements of the Special Land Use permit approval provisions of that Section.

C. Maximum floor area ratio (FAR): The maximum FAR (ratio of gross square feet of building area to gross land area of site, less prescribed right-of-way) shall be 0.275. Where an addition is proposed to an existing structure, the total resultant structure or combination of structures on-site shall be used in the calculations.

D. Building and Parking Setbacks: Building and parking setback requirements, except as otherwise specified herein, shall be as noted in the table below, as measured from the future Right-of-Way line. These setback requirements may be reduced or increased by the approving body where strict adherence would serve no good purpose or where the overall intent of the district would be better served by allowing a lesser or greater setback, provided that:

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i. An increase or reduction of a setback will not impair the health, safety or general welfare of the city as related to the use of the premises or adjacent premise,

ii. The increase or reduction of the setback along a common parcel line between two premises would result in a more desirable relationship between a proposed building and an existing building,

iii. The increase or reduction of the setback would create a more desirable viewshed along the corridor, and

iv. The adherence to the required setback would result in the establishment of non-usable land area that could create maintenance problems.

3.33.1.E. Setback Requirements for CW Districts		
Arterials (Grand River, Beck)	**Minimum (feet)**	**Maximum (feet)**
Building - Front	20	65
Building - Exterior side[1]	20	65
Parking[4]	20	None
Nonresidential collectors and local streets	**Minimum (feet)**	**Maximum (feet)**
Building – Front	10	20
Building - Exterior Side[1]	0	none
Parking (rear and side yard)[4]	10	none
Private Drives, Aisles & Shared Access Drives	**Minimum (feet)**	**Maximum (feet)**
Building – Front	10	none
Building - Exterior Side[1]	10	none
Parking (rear and side yard)[4]	10	none
I-96 Highway ROW	**Minimum (feet)**	**Maximum (feet)**
Building[1]	75	none
Parking[4]	30	none
Adjacent to Single Family	**Minimum (feet)**	**Maximum (feet)**
Building – Non-residential use	100	none
Building - Residential use	100	none
Parking (rear and side yard)[4]	~~75~~ 100 feet	none
Notes to Table		

1. Rear and interior side yard building setbacks are not prescribed, except as noted or as necessary to meet landscaping or other requirements, or where the Planning Commission or City Council determines buildings or parking require additional distance for safety, protection of natural features, or to enhance compatibility.
2. Distance Between Buildings: Buildings with a front-to-front relationship shall have a minimum separation of forty (40) feet. Buildings with a front-to-rear or front-to-side relationship shall have a minimum separation of thirty (30) feet. All other buildings shall have a minimum separation of twenty (20) feet, or thirty (30) feet for buildings sixty (60) feet or more in height, unless otherwise provided for in these district regulations.
3. The front yard setback shall be increased at intersections where necessary to obtain the appropriate clear vision area. Clear vision area shall comply with standards set forth in Section 5.9, Corner Clearance, or any more restrictive standards adopted by the Road Commission for Oakland County (RCOC).
4. Parking Setbacks.
    a. Front yard off-street parking is generally not permitted as it detracts from the intent to create a pedestrian-oriented district. If parking in the front yard is determined to be essential to the site layout and uses, it shall be limited to one bay of parking and observe a minimum of a 10-foot setback with greenbelt. Surface parking lots shall be screened from all major thoroughfares by: (1) a two and one-half (2.5) foot ornamental brick or stone wall with intermittent landscaped breaks; or (2) semi-transparent screening such as brick pilaster with metal decorative fence in order to maintain attractive streetscapes as approved by the City's Landscape Architect. Landscaping, 12 - 36 inches in height, along the street side of walls or fences shall be provided.
    b. Side yard parking adjacent to a front yard shall be setback from the front façade of the building by a minimum of five (5) feet. See illustration in Section 3.11.6.A. Screening as described above is required.
    c. Off-street parking areas may be located within the exterior side yard along arterial roads if the primary building is oriented to front on a non-residential collector or local street. If parking is located in a side yard, the minimum setback of at least twenty (20) feet is required from the right-of-way line of any major thoroughfare, presently existing or as planned by the Road Commission for Oakland County or the City of Novi Master Plan.
    d. Off-street parking areas adjacent to a single-family district shall be screened with a 5-foot wall or landscaped berm.

F. Height. Buildings shall be a minimum of 20 feet with quality architectural design and a maximum of two stories, except as otherwise provided under the MDO. Uncovered roof seating areas for restaurant uses may be permitted by the Planning Commission upon a demonstration by the applicant that such seating would not jeopardize public safety and/or privacy of adjoining uses and would

not result in any other adverse consequences to the surrounding area, and particularly to residential uses.

G. Pedestrian Development Amenities. Proposed developments, through innovative planning, design, and architecture, shall create a significant pedestrian orientation in keeping with the intent and purpose of the district and shall take into consideration the City West Design Guide recommendations. There shall be a system of pedestrian connections within and between all developments to enable pedestrians to safely and conveniently access nearby destinations. Benches, plazas, landscaping and other features to create attractive micro-destinations are required. Stubbed sidewalk connections to undeveloped adjacent parcels shall be provided at suitable locations.

H. Sidewalks and Bicycle Facilities. Sidewalks with a minimum width of 6 feet are required abutting any street or internal road, and shall be placed at least 5 feet from the curb where street trees are required. Along major thoroughfares sidewalks shall be 8 to 10 feet wide as shown in the Active Mobility Plan. Sidewalks are also required between vehicular parking areas and building facades with pedestrian entrances. Bicycle parking shall meet or exceed the standards set forth in Section 5.16, and bike paths shall be provided in accordance with the Active Mobility Plan.

I. Open Space. A minimum of fifteen (15) percent of the gross site area of a commercial or mixed-use development shall be devoted to publicly accessible, permanently landscaped usable open spaces and pedestrian plaza areas (such as internal walkways, linear or pocket parks, plazas, or other space for gathering accessible to occupants and invitees). Small strips of landscaped area, landscaped end islands in parking lots, and similar areas that are less than 20 feet wide shall not be counted toward the required open space on the site. All landscaped open spaces and pedestrian plaza areas shall be maintained by the owners of the development it serves.

Up to 50 percent of the required open space may consist of areas that are regulated by City of Novi woodland and/or wetland ordinances if they are permanently protected by conservation easements. Wherever open spaces shall be created or preserved, they shall be physically connected, when possible, to adjacent open space areas.

Usable open spaces required for multi-family development units may count toward the 15 percent requirement if the spaces are publicly accessible (e.g., not private patios, roof decks, balconies, fitness rooms and clubhouses) and part of an integrated development plan. Usable open spaces must be clearly designed for active or passive recreational or leisure use and have a minimum dimension of

~~ten~~ twenty feet in every direction (private spaces like patios or balconies may be less). Open space intended to serve all the units of a project shall be accessible and convenient to all units. Private open space shall be accessible and convenient to the units intended to be served. Active recreational facilities for children in appropriate projects are encouraged, and shall be a minimum of 250 square feet.

J. Facades. All sites in the City West districts are subject to Region 1 standards of Section 5.15. In addition, all exterior walls of any main or accessory building shall be composed of the same or complementary architectural building facade materials as others on the site. Exterior building facades shall be primarily of brick or stone, which may be augmented by materials complementary to brick or stone. When renovations, alterations, or additions are made to an existing building within the City West district, the exterior building facades of the entire building shall be brought into compliance with this subsection.

Architectural design and facade material are to be complementary to existing or proposed buildings within the site and the surrounding area. It is not intended that contrasts in architectural design and use of facade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with existing building designs and facade materials so as to create an adverse effect on the stability and value of the surrounding area.

K. Parking, Loading, Landscaping, Lighting, etc. All sites must comply with Article 5, Site Standards, regarding all applicable requirements, including off-street parking, landscaping, exterior lighting, and buffers/walls, as those standards relate to uses permitted in the City West district, except as otherwise stated. Notwithstanding the above, loading and unloading may be in a side or rear yard, and shall be located as to be inconspicuous and properly screened. The approving body may modify the size requirement for a loading area, an alternate location, or approve a shared loading area between buildings, when the applicant provides ample justification that the uses proposed will be adequately served.

In those areas where on-street parking is permitted, off-street parking requirements may be reduced by the number of on-street parking spaces adjacent to a use. Parking requirements may be reduced when the approving body determines that given parking areas serve dual functions by providing parking capacity for separate uses which have peak parking demand periods which do not overlap. The applicant shall submit a Shared Parking Study based on requirements set forth in Section 5.2.7 to provide justification for the request. Applicant shall also provide information on cross-access and maintenance agreements.

In those instances when a parking structure, underground parking or municipal parking lot is constructed pursuant to a special assessment district, a parking

exempt district shall be created for that area served by the improvement and assessed for its cost.

L. Vehicular Access. Vehicular access to a development site shall be designed to provide safe and efficient distribution of traffic to and from the site and should form a logical street network connecting to adjacent parcels in the district where appropriate. Access design that results in an undue intensification of traffic congestion shall be prohibited. Multiple curb cuts onto major arterials is discouraged.

M. Street and Roadway Rights-of-Way. Nonresidential collector and local streets within the City West district shall provide rights-of-way and road cross sections consistent with the City's Design and Construction Standards. Additional rights-of-way area shall be provided where boulevards, squares or traffic circles are created. The local street network shall be designed to accommodate motorized and non-motorized users.

N. Storm Water Detention. The use of underground and shared storm water facilities meeting all relevant standards should be used to the extent feasible to achieve permitted densities while protecting existing natural resources.

Part IV.
That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, is amended to add a new Section 3.34, Mixed Use Development Option for the City West District, as follows in its entirety:

3.34 Mixed Use Development Option (MDO) for the City West District

1. Intent and General Application. The MDO expands the number and kind of uses permitted in the district. In addition to permitting quality residential development and facilitating mixed-use developments, including multiple-family residential, office, and commercial uses, this optional form of development allows for increased building height—up to 110 ft—and increased floor area ratios (FAR), as well as the opportunity to deviate from height, area, and bulk standards provided the deviations benefit the development and are considered in context with the surrounding area.

   The granting of a Mixed-Use Development Option application requires review and recommendation by the Planning Commission and approval of the City Council, under the process contemplated in MCL 125.3503. As part of the review and appeal process, and in light of the potential additional uses and flexible building standards, the development may be subject to certain conditions, and will have to demonstrate conformance with the Design Guide adopted by the City as part of this ordinance.

   For purposes of this Section 3.34, the "City West North" area shall be that part of the district north of Grand River Avenue, and the "City West South" shall be that part of the District south of Grand River Avenue.

2. Uses permitted subject to approval of a Mixed-Use Development Option

A. For developments utilizing the Mixed-Use Development Option (MDO) the uses listed under Section 3.1.30.B, C, and D will be permitted, with a minimum combination of two distinct use classifications. Multiple-family residential dwellings, including senior, age-qualified, or independent housing, may be proposed as a stand-alone use.
B. MDO Projects with a single use may be considered for density reserved for mixed-use projects if there is a clearly designed relationship between complementary uses, including direct pedestrian connections and building entrances located within 300 feet measured along the pedestrian route.

3. Eligibility Criteria

A. MDO projects shall require the applicant to demonstrate that each particular use (or single use, as applicable), as well as the quantity and location of such use(s), would result in a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other nearby areas of the City, as intended in this Article.
B. Minimum acreage for a project is five (5) acres, unless varied by City Council approval with a demonstration by the applicant that the proposed development on less land meets the standards of Section 3.34, and subsections 3.33.1 and 3.33.3, and that the proposed development exemplifies the intent of this Article as stated in Section 3.1.30.A and the Design Guide.
C. Minimum public road frontage is three hundred (300) feet unless varied by City Council.

4. General Approval Standards

A. As part of the application and review for site plan approval, the applicant for the MDO must demonstrate the following:
    i. The project will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved by a traditional development.
    ii. Relative to a development otherwise permissible as a Principal Permitted Use under Section 3.1.30.B, the proposed type and density of development shall not result in an unreasonable increase in the use of public services, facilities and utilities, and shall not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants.
    iii. The layout of the site is designed to minimize the negative impact on existing natural features, including woodlands and wetland areas. Where buffers to adjacent uses are required, preserving existing natural features is a preferable strategy to replacement and mitigation if appropriate visual and audible screening can be achieved.
    iv. Based upon the proposed uses, layout and design of the overall project, the proposed building facade treatment, the proposed landscaping treatment and the proposed amenities, the MDO project will result in a material enhancement to the area of the City in which it is situated.

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v. The proposed development will not have a materially adverse impact upon the Master Plan for Land Use of the City and will be consistent with the intent and spirit of this Section.
vi. Each proposed use in the development, as well as the size and location of such use, will result in and contribute to a reasonable and mutually supportive mix of uses on the site, and/or a compatibility of uses in harmony with the surrounding area and other nearby areas of the City.
vii. The land area proposed for development represents a cohesive and logical consolidation of parcels to allow a coordinated project to be brought forward.
viii. The proposed development will be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership and/or control, upon completion of one or more phases or upon 1) due notice to the City Clerk, 2) appropriate and customary approval by other City officials and 3) financial guarantees for completion of improvements.

5. Project Design Standards. The following ~~project~~ design standards shall apply to MDO projects:

A. General Design Standards. The following design standards shall apply to all projects:
i. Permitted non-residential uses may be allowed in combination with other permitted non-residential or residential uses, based upon a layout and integrated plan approved as part of the site plan.
ii. The design standards for non-residential uses shall be based upon the regulations in this Ordinance applicable to the corresponding uses, provided that modified design standards may be approved by the City Council based upon a demonstration by the applicant of the following, and the findings of Section 3.34.7.A.i.d:
a. The proposed uses will complement and support the intent of the City West district, the convention center and other established uses within this area of the City.
b. The project has shown that design coordination and connection with adjacent property, developed or not, has been accomplished.
c. An attractive street-level environment has been achieved that focuses on the pedestrian experience and provides public space amenities, with recommendations from the Active Mobility Plan incorporated.
d. Vehicular safety provisions and controls have been applied particularly with regard to access to major thoroughfares.
e. Aesthetic quality is improved in terms of design, exterior materials and landscaping, including internal compatibility within the development as well as its relationship to surrounding properties to accommodate future development.
f. Preservation of natural features is achieved.

iii. There is underground installation of utilities, including electricity and telecommunications facilities, as found necessary or appropriate by the approving body.

iv. In order to provide efficient circulation and reduce driveways and curb cuts along Grand River Avenue, all development sites fronting Grand River Avenue shall be constructed to maximize traffic safety. Toward this end, to the extent feasible internal access drive networks shall be established and utilized as local streets. The shared access drives shall be privately owned and maintained, have a cross-section meeting the City's local street standards, and shall be governed by a cross-access agreement that provides for public access at all times and shall be recorded with the Oakland County Register of Deeds after review and approval by the City Attorney.

The shared access drive shall be a minimum of twenty-eight (28) feet wide (from back of curb) and shall be placed within a thirty-six-foot (36) (minimum) private easement. Parallel parking may be permitted along said shared access drive provided an access aisle of 26 feet is maintained. The local street network shall be designed to accommodate motorized and non-motorized users.

The City Council may waive the requirement for a shared access drive where it is not feasible to extend it to another property due to 1) environmental limitations, 2) incompatible adjacent development, 3) shallow lots, or 4) other unique site features.

v. The City Council shall resolve ambiguities in the interpretation of applicable regulations using the Zoning Ordinance, Master Plan, the Design Guide, and the intent of this Article and other City standards or policies as a guide.

B. Bonus height. Buildings in an MDO project may exceed the height stated in the Development Standards, except those buildings located within 300 feet of a single-family district, subject to the following:

i. Bonus height may be granted under the following circumstances:
   a. If underground or structured parking is provided, the maximum height of the building may be increased up to 2 additional floors (1 story per 125 spaces provided);
   b. If dedicated Open Space or preservation of natural areas is provided in excess of 25 percent of the total site area, the maximum height of the building may be increased an additional story.
   c. The provision and use of energy and water efficient design, water conservation, reuse and preservation of resources, and sustainable lifestyle solutions such as electric vehicle charging or integration of solar arrays. Applicants shall provide a narrative explaining how

sustainability elements will be incorporated and quantify the impacts of those strategies. For qualifying for ~~Gold or Platinum~~ LEED (Leadership in Energy and Environmental Design) certification, or equivalent for green building strategies, the maximum height of the building may be increased ~~an additional floor~~ (up to ~~1~~ 2 stories for Platinum~~y~~).

d. Providing 15 percent or more residential units targeted for workforce housing as defined in Section 2 (1 story bonus).

ii. Building height, including bonuses earned, shall not exceed one hundred fifteen (115) feet or 8 stories, whichever is less, in the City West North area or 55 feet or 4 stories, whichever is less, in the City West South area.

iii. Buildings utilizing this subsection shall be designed to minimize their impact on surrounding existing uses and roadways, including, but not limited to, building design elements such as variation in building materials, mitigation of exterior and interior building lighting, and utilization of building relief strategies (including step-backs of higher stories).

iv. For all buildings utilizing bonus height strategies above, the City Council, following a recommendation by the Planning Commission, shall make a finding that the additional height will complement and be compatible with the vision for the district with respect to the size, height, area, and configuration of adjacent or surrounding parcels and structures and any other relevant characteristics and interest. The City Council shall determine whether the architectural design of the buildings provides adequate building relief to minimize the mass and height of the building and will not have a negative impact on the goal of creating a cohesive, walkable district.

6. Required Site Development Conditions for MDO projects

A. The required conditions listed within Section 3.33 must be met except as otherwise permitted within this Section 3.34

B. The following standards are required for residential-only buildings, either as a component in a mixed-use or a single-use development:

i. All residential structures shall have a minimum of two (2) stories or equivalent height.

ii. The minimum distance between townhouse buildings shall be twenty (20) feet. No more than eight (8) attached townhouse units in a single building.

iii. The minimum distance between multifamily buildings shall be one-half (1/2) the height of the taller building.

iv. The length/depth of a building shall not exceed four (4) times the height of the building.

v. Private community swimming pools and similar private amenities shall not require additional parking spaces except for barrier free spaces.

vi. Off-street parking shall not be placed within ten (10) feet of any wall of a dwelling structure. Units that have garages may be permitted parking on garage aprons if parking space dimensions are met without encroaching on sidewalks.

vii. Landscaping for residential-only buildings (See Section 5.5 for definitions):
   a. Multi-family Unit Trees: 1.5 trees per first floor unit
   b. Multi-family Unit Shrubs: 2 shrubs per first floor unit
   c. Interior Street Trees: 1 canopy tree per 50 linear feet (less driveway widths)

viii. Parking requirements:
   a. Studio and 1-bedroom units: 1 space per unit
   b. 2+ bedroom units: 2 spaces per unit

C. The following additional site development conditions shall apply to all MDO projects:
   i. Commercial and office uses may occupy any number of total floors within a building used for residential uses. No commercial or office use shall be located on the same floor as residential use, unless it is considered a live work unit, and no floor may be used for commercial or office purposes which is located above a floor used for residential purposes.
   ii. All trash receptacles and trash collection areas shall be screened from view and shall not be placed within ten (10) feet of any wall of a dwelling structure which contains openings involving living areas.
   iii. HVAC units that are not placed on the roof of a structure must be located away from openings to dwellings, including windows, and must be screened from view.
   iv. Buildings may be permitted to have parking on the ground level of the building. The parking inside the building must be aesthetically and effectively screened from view through architectural design, landscaping, or other means, from adjacent drives, walkways and buildings, and particularly from the street level view.

D. The following densities/intensities shall be permitted based on mixed-use or single-use developments:

Table 3.34.6.D Development Density/Intensity – Based on Net Site Area

	Residential Only	Mixed-Use Developments	Mixed-Use Developments
A. Maximum Density[1]		Single Use Building	Multi-Use Building
City West North	20 du/ac	25 du/ac	30 du/ac
City West South	10 du/ac	15 du/ac	20 du/ac
B. Floor Area Ratio[1]			
City West North		2.0 FAR	2.5 FAR
City West South		1.0 FAR	1.5 FAR

C. Maximum Building Height[2]			
City West North	65 feet	65 feet	65 feet
City West South	35 feet	45 feet	45 feet
D. Minimum Building Height[2]			
City West North	35 feet	40 feet	40 feet
City West South	25 feet	25 feet	35 feet

Notes to Table

1. For all development, density/intensity shall be calculated for the net site area of the development.
2. All structures within 200 feet of a one-family residential district shall be limited to 35 feet in height. Any structure more than 200 feet but less than 300 feet of a one-family residential district shall be limited to a maximum of 45 feet or three stories. In all other locations building height may be exceeded with bonus height as described in subsection 3.34.5.B.
3. Buildings with a front-to-front relationship shall have a minimum separation of 40 feet. Buildings with a front-to-rear or front-to-side relationship shall have a minimum separation of 30 feet. All other interior buildings shall have a minimum separation of 20 feet, or 30 feet for buildings 60 feet or more in height.

E. Landscape Standards at Major Thoroughfares

i. Greenbelt: A landscape planting buffer is required to improve the appearance from the right-of-way, including screening off-site parking and access drive areas.

a. Greenbelt that is adjacent to on-site drives or parking shall be a minimum of 10-feet in width, with a brick wall 3 feet in height to provide screening, and small plantings on the street side. The wall should be placed 3 feet from the curb. Trees should be planted within 4-foot gaps between wall sections.

b. Greenbelt that is not adjacent to parking or drive shall be a minimum of 20 feet in width. No screening wall is required.

c. The following greenbelt landscaping is required: 1 canopy tree per 30 feet or 1.5 subcanopy trees per 30 feet (less drive width). Trees to be evenly spaced.

F. Landscape Requirements for Mixed-Use and Commercial Buildings are shown in Table 3.34.6.F below:

Table 3.34.6.F Landscaping Requirements for Mixed Use/Commercial Buildings	
Location	Minimum Requirement
i. Interior Drives	

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Street trees	1 canopy tree per 75 feet[1] on both sides, spaced not closer than 25 feet
Minimum greenspace/tree	200 sf or silva cells (or comparable alternative) with 1,000 ft^3
ii. Foundation Landscaping	
Sidewalk 12 ft or wider	15% of building frontage, 2-3 feet depth
Sidewalk less than 12 ft	None
iii. Open Space	
Paved gathering areas	5% landscaped, including movable planters
Outdoor dining areas	60% of periphery landscaped with permanent planting beds or movable planters
Primarily unpaved areas	1 canopy tree + 1 subcanopy tree + 10 shrubs per 5,000 sf of area
Landscaping feature	1 per 10,000 sf of open space in the development
iv. Parking	
Surface Lots	200 sf & 1 canopy tree per 10 spaces, 15 space contiguous limit
Parking Structures	35% of building frontage (trellis or planted walls can meet requirement)
Notes to Table	
1. Measured along linear foot of street/drive, less driveway widths. See Figure 5.5.3.B.ii 2. Buffers are not required between developments within the district, but may be desirable in some circumstances to enhance compatibility between different uses.	

5. Review and approval process for all MDO projects

A. Preliminary Application and Review

i. Pre-Application Submittal. Before formal submittal of a MDO plan, the applicant shall apply for and attend a pre-application meeting with the Plan Review Center, and other appropriate officials deemed necessary by the City Planner. Prior to the meeting, the applicant shall provide to the Plan Review Center a conceptual site plan and brief narrative of how the development meets or exceeds the standards of this ordinance and furthers the vision for the district. The Plan Review Center will provide initial comments on the plans.

ii. Preliminary MDO Application.

a. An application to develop under the MDO shall be made to the Planning Commission for its review and recommendation to City Council. The application shall be filed concurrently with a fully documented Preliminary Site Plan. The Preliminary Site Plan shall be completed in

accordance with the review requirements as set forth and regulated in the City's Site Plan and Development Manual and Section 6.1. The MDO plan shall include the information required in subsection 3.34.7.C.

b. In those instances where it is necessary to request rezoning in order to effectuate a MDO plan, an application to rezone shall be made to the Planning Commission for its review and recommendation to the City Council. The application for rezoning shall be completed in accordance with the City's Site Plan & Development Manual.

c. The Planning Commission may proceed simultaneously with review and recommendation on applications for rezoning, MDO plan and Preliminary Site Plan approval, along with any associated permit reviews.

iii. ~~Planning Commission Review~~Initial Review. Upon receipt of an application for preliminary site plan, the application shall be reviewed by the Plan Review Center and referred to the Planning Commission and then City Council for ~~preliminary~~ initial review. Review shall be conducted at a regular meeting of each body and no public hearing shall be required to be noticed. Members of the Planning Commission and City Council will be able to provide feedback on the plans presented.

iv. Following ~~preliminary~~ the initial review, the applicant may choose to make any revisions to the plan and submit revised plans for review by the Plan Review Center before being scheduled for a public hearing before Planning Commission.

~~iv.~~v. ~~the~~ Planning Commission Public Hearing. ~~shall set a public hearing date for review of the application.~~ Notice of the public hearing shall be given and the hearing held as provided by the Zoning Enabling Act, at which a review shall be conducted. Following such review, the Planning Commission shall provide its report and recommendation to the City Council. In making its recommendation to the City Council, the Planning Commission shall consider:

(1) Consistency with the Master Plan;
(2) Innovative planning and design excellence;
(3) Relationship to adjacent land uses, design form and layout;
(4) Compliance with this Ordinance, including subsections 3.33 and 3.34;
(5) Adherence to the City West Design Guide;
(5) Benefits to the community such as publicly accessible parks and open areas, and public facilities.
(6) Pedestrian and vehicular safety provisions.
(7) Aesthetic beauty in terms of design, exterior materials, landscaping, and natural features, including internal compatibility within the development as well as its relationship to surrounding properties,
(8) Provisions for the future users of the project.
(9) Impacts to existing natural features.
(10) The standards of Section 6.1.2.C for Special Land Uses.

vi. City Council Approval. The City Council shall review the Preliminary Site Plan with regard to the Planning Commission's recommendation and the review

requirements and conditions set forth in Section 3.34.4.A. The City Council shall determine whether the proposed plan meets the conditions as set forth in Section 3.33 and 3.34, and the standards of Section 6.1.2.C.

a. As part of its approval of the Preliminary Site Plan, the Council is authorized to impose conditions that are reasonably related to the purposes of this section and that will:
   - Insure public services and facilities affected by a proposed land use or activity will be capable of accommodating increased services and facility loads caused by the land use or activity,
   - Protect the natural environment and conserve natural resources and energy,
   - Insuring compatibility with adjacent uses of land, and
   - Promote the use of land in a socially and economically desirable manner.

   All conditions imposed shall be made a part of the record of the approved Mixed Use Development Option.

b. Deviations From Density, Area, Bulk, Yard, and Dimensional Requirements. As part of approval of a Preliminary Site Plan, the City Council shall be authorized to grant deviations from the strict terms of the zoning ordinance governing density, area, bulk, yard, and dimensional requirements applicable to the property; provided, however, that such authorization to grant deviations shall be conditioned upon the Council finding:

   1. That each zoning ordinance provision from which a deviation is sought would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest;
   2. That approving the proposed deviation would be compatible with the existing and planned uses in the surrounding area;
   3. That the proposed deviation would not be detrimental to the natural features and resources of the affected property and surrounding area, or would enhance or preserve such natural features and resources;
   4. That the proposed deviation would not be injurious to the safety or convenience of vehicular or pedestrian traffic; and
   5. That the proposed deviation would not cause an adverse fiscal or financial impact on the City's ability to provide services and facilities to the property or to the public as a whole.

c. In determining whether to grant any such deviation, the Council shall be authorized to attach reasonable conditions to the Site Plan that will:
   1. Insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased services and facility loads caused by the land use or activity,
   2. Protect the natural environment and conserving natural resources and energy,
   3. Insure compatibility with adjacent use of land, and

4. Promote the use of land in a socially and economically desirable manner.

All conditions imposed shall be made a part of the record of the approval of the Site Plan.

B. Approved Preliminary Site Plan. Once the Preliminary Site Plan has been approved by City Council, no development shall take place therein nor use made of any part thereof except in accordance with the approved plan or in accordance with an approved amendment thereto. Once approval of the Preliminary Site Plan is granted, the applicant shall proceed with development of the Final Site Plan.

C. Final Site Plan approval. A Final Site Plan shall be prepared and submitted by the applicant for approval. Review and approval shall be administrative unless the City Council requests that the Final Site Plan be submitted to it for review. The Final Site Plan shall:

i. Conform with the Preliminary Site Plan and meet the conditions as set forth in the Council's approval.
ii. Contain all the requirements as set forth in Section 6.1 of this Ordinance and the requirements as set forth in the City's Site Plan and Development Manual.
iii. The dedication of public rights-of-way or planned public open spaces, where proposed on the site plan or as may be otherwise required, shall have been made.
iv. In residential use areas, any proffered open space has been irrevocably committed to be retained as open space for park, recreation and related uses, and that all such lands meet the requirements of the City.
v. Where applicable, road easements or rights-of-way have been provided.

D. Site Plan Revisions. Revisions to an approved Preliminary Site Plan or Final Site Plan shall require re-submittal of plan revisions to the City for review. Such revisions shall be resubmitted to the Planning Commission and City Council for review and approval, except those revisions permitted to be reviewed administratively under Section 6.1.1.C. Revisions requiring Planning Commission and City Council review shall include physical changes to the exterior building wall façade materials or layout alterations that will significantly change the appearance of a building or site, as determined by the City Planner. The Planning Commission and City Council, in making a review of a revised site plan, shall find that any such revisions forwarded to them for review and approval, meet all the minimum requirements of this Section, including general intent.

E. Phasing: Where a project is proposed for construction in phases, the planning and designing shall be such that, upon completion, each phase, considered

together with other completed phases, shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the planned mixed use development and the residents and property in the surrounding area. Sidewalks and pathways shall be completed to avoid dead ends within the site. Plans shall clearly illustrate what is to be included in each phase. The Council may require performance guarantees in accordance with Chapter 26.5 to ensure that permanent facades are constructed. In developments which include residential and non-residential uses, phasing shall be consistent with the following:

i. At least thirty (30) percent of all proposed residential units and non-residential floor area shall be constructed no later than concurrent with the first phase of construction.
ii. At least an additional thirty (30) percent of all proposed residential units and twenty (20) percent of non-residential floor area shall be constructed no later than concurrent with any second phase construction; and
iii. The balance of all proposed residential units shall be constructed no later than concurrent with any third phase of construction. For purposes of implementing the residential/non-residential phasing requirements set forth above, the percentages shall be reasonable approximations, as determined in the discretion of the City Council, and such percentages may be substantially modified should the City Council determine in its discretion that the applicant has presented adequate and effective assurances that both residential and non-residential component(s) of the development shall be completed within a specified period.

8. Plan Information

A. MDO Preliminary site plans shall include the following:

i. All requirements listed in the City's Preliminary Site Plan Checklist
ii. Statement of intent of proposed use(s) of land and any phasing of the project, including anticipated completion dates.
iii. Evidence of market need for the use(s) and economic feasibility of the project.
iv. Qualifications of applicant/developer including information of past projects, size, location, type etc.
v. A Contextual plan sheet with the general layout and all uses within 300 feet of the property lines to demonstrate the proposed project in context with the surroundings.
vi. Existing and proposed right-of-way width of all adjoining and internal roads, and layout of all internal roads and drives.

vii. A traffic study, prepared in accordance with the City's Site Plan and Development Manual requirements, shall be submitted, unless such requirement is waived by the Plan Review Center during pre-application conference.

viii. Proposed acceleration, deceleration, and passing lanes.

ix. All parking areas and number of spaces and any requests for shared parking reductions. The City may permit the use of a flexible shared parking formula if a Shared Parking Study is submitted and accepted by the City Council, after review and recommendation by the Planning Commission and City's traffic consultant.

x. The size and location of areas to be preserved as open and recreational space and intended programming of those spaces.

~~viii.~~xi. Demonstrated adherence to the recommendations of the Active Mobility Plan.

xii. Density calculations, number and types of units (if applicable), and floor area per habitable space for each use proposed.

xiii. Fair representation of each type of use, square footage or acreage allocated to each use, locations of each principal structure and use in the development, setbacks, typical layout and elevation for each type of use.

xiv~~ii~~. Specification of each deviation from the applicable ordinance regulations which will be sought to be approved, and the safeguards, features and/or planning mechanisms proposed to achieve the objectives intended to be accomplished by the regulations from which a deviation is being sought.

xi~~i~~v. Community Impact Statement for all projects, including impact on City services, fiscal impact analysis addressing anticipated costs and revenues to City and school district, unless such requirement is waived by the Plan Review Center during pre-application conference.

xvi. If phasing is proposed, a plan showing what improvements will be constructed in each phase, with a description of the anticipated timing of construction.

B. Final site plans shall include the following:

i. All requirements specified in the City's Final Site Plan Checklist and Application.

ii. List all deviations from Ordinance standards granted by City Council and any conditions imposed.

iii. If phasing is proposed, provide detailed plans that show what will be constructed/installed by the completion of each phase to verify that

each phase, considered together with previous completed phases, shall be capable of meeting ordinance requirements on its own as described in Section 3.34.7.E, including utilities, parking, end of pavement, landscaping, amenities, lighting, signage, any mechanisms designed to reduce noise, and visual screening features. Required Engineering and Landscape Cost estimates shall also be broken down by phases.

9. Performance Guarantees. The applicant shall comply with the requirements for performance guarantees contained in Chapter 26.5 of the Code of Ordinances, as amended.

Part V.
That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, is amended to renumber Section 3.33, General Exceptions to Section 3.35.

Part VI.
That the City of Novi Zoning Ordinance, as amended, Article 4, "Use Standards," Section 4.12 "Group Day Care Homes, Day Care Centers, and Adult Day Care Centers" is amended to read as follows:

Section 4.12 Group Day Care Homes, Day Care Centers, and Adult Day Care Centers

1. [unchanged]

2. Day care centers and adult day care centers are a permitted use in the B-2, B-3, OST, TC, TC-1, CW districts and EXO Overlay district and a special land use in the OS-1, OSC, and PSLR districts, all subject to the following:

A. In the B-2, B-3, OST, OS-1, OSC, TC, TC-1, CW, PSLR districts and EXO Overlay district:

i. Outdoor recreation areas shall be provided, consisting of at least one -hundred fifty (150) square feet for each person cared for, with a minimum total area of three-thousand five hundred (3,500) square feet. All such outdoor recreation areas shall be fenced with self-closing gates. The recreation area may extend into an exterior side yard up to twenty-five (25) percent of the distance between the building facade and the property line.

ii. The hours of operation shall be limited to the period between 6 a.m. and 7 p.m. for those facilities abutting residential zoning districts.

iii. Facilities shall be located either within a permitted office, or commercial structure, or in a freestanding building on a site

coordinated with surrounding development (i.e., traffic flow, parking access, drop off areas, architecture and relationship to other buildings).

iv. Screening and landscaping of outdoor recreation areas, recreation area fences and parking lots shall comply with Section 5.5.

v. Off-street parking shall comply with Section 5.2.12. and Section 5.3.

B. [unchanged]

3. [unchanged]

Part VII.

That the City of Novi Zoning Ordinance, as amended, Article 4, "Use Standards," Section 4.24 "Dry Cleaning Establishments or Pick Up Stations," is hereby amended to read as follows:

Section 4.24 Dry Cleaning Establishments or Pick Up Stations

In the B-1, B-2, B-3, CW and TC districts, dry cleaning establishments, or pick-up stations, dealing directly with the consumer are a permitted use. Central dry cleaning plants serving more than one retail outlet shall be prohibited.

Part VIII.

That the City of Novi Zoning Ordinance, as amended, Article 4, "Use Standards," Section 4.27, "Retail Business and Service Establishments," is hereby amended to read as follows:

4.27 Retail Business or Service Establishments

1. In the B-2, B-3, CW, TC and TC-1 districts, all retail business or service establishments are permitted as follows:
   A. Any retail business whose principal activity is the sale of merchandise in an enclosed building.
   B. Any service establishment of an office, showroom or workshop nature of a decorator, dressmaker, tailor, bridal shop, art gallery, interior designer or similar establishment that requires a retail adjunct.
   C. Restaurants (sit down), banquet facilities or other places serving food or beverage, except those having the character of a drive-in or having a drive-through window.
   D. Theaters, assembly halls, concert halls, museums or similar places of assembly when conducted completely within enclosed buildings.
   E. Business schools and colleges or private schools operated for profit.

2. In the FS district, retail establishments to serve the needs of the highway travelers, including such facilities as, but not limited to, gift shops and restaurants, not including drive-ins are permitted uses.

Part IX.
That the City of Novi Zoning Ordinance, as amended, Article 4, "Use Standards," Section 4.28 "Hotels, Motels, and Transient Lodging Facilities," is hereby amended to read as follows:

Section 4.28 Hotels and Motels

1. In the B-2 and CW district, hotels and motels are a permitted use provided the site does not abut a residential district.
2. (Unchanged)
3. (Unchanged)
4. (Unchanged)
5. All hotels and motels in all districts, shall provide a minimum of 30 square feet of usable open space for each room subject to the following conditions:
    A. Usable open space shall include an unobstructed portion of a site which has a minimum dimension of ten feet in any direction, is landscaped and developed for active and passive recreational use, and is conveniently located and accessible;
    B. The usable open space may include amenities such as pavers, benches and other landscape design elements with pervious surface materials. All such areas shall be for the benefit of the hotel patrons;
    C. For TC, TC-1, CW, and PD-2 districts, the usable open space required per this section can be counted towards the minimum usable open space requirements for respective district standards;
    D. The usable open space shall not be counted toward any minimum landscaping or other open space requirements of the Zoning Ordinance and required parking setback area;
6. (Unchanged)

Part X.
That the City of Novi Zoning Ordinance, as amended, Article 4, "Use Standards," Section 4.31 "Veterinary Hospitals and Clinics," is hereby amended to read as follows:

Section 4.31 Veterinary Hospitals or Clinics
Veterinary hospitals or clinics are permitted as a special land use in the B-2, B-3, CW, NCC, TC, and TC-1 districts. They are also a special land use in the I-1 district when abutting residential districts. In the I-1 and I-2 districts, when not abutting a residential district, they are a permitted use. In all districts they are subject to the following:

1. In the B-2, B-3, CW, NCC, TC, TC-1, I-1, and I-2 districts:
    A. [unchanged]
    B. [unchanged]

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2. In the B-2, B-3, CW, NCC, TC, TC-1 and I-1 (when the I-1 district is abutting residential) districts a noise impact statement is required subject to the standards of Section 5.14.10.B.

Part XI.
That the City of Novi Zoning Ordinance, as amended, Article 4, "Use Standards," Section 4.35 "Microbreweries and Brewpubs," is hereby amended to read as follows:

Section 4.35 Microbreweries and Brewpubs
Microbreweries and brewpubs are permitted uses in the B-3 and CW districts and special land uses in the RC, TC, and TC-1 districts subject to the following conditions:

1. Microbreweries and brewpubs
   A. In the B-3, CW, RC, TC and TC-1 districts:

      i-iv. (Unchanged)

   B. (unchanged)

2. (unchanged)

3. (unchanged)

Part XII.
That the City of Novi Zoning Ordinance, as amended, Article 4, "Use Standards," Section 4.62 "Instructional Centers," is hereby amended to read as follows:

Section 4.62 Instructional Centers
In the CW and NCC districts, instructional centers, such as schools for dance, music, language, arts, or general education are a permitted use subject to the following:

1. The center must comply with all applicable state laws and licensing requirements.
2. All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.

In the OS-1 district, instructional centers are permitted uses provided that such facilities do not exceed two-thousand (2,000) square feet in size. However, when such uses exceed two-thousand (2,000) square feet, they shall be treated as special land uses subject to approval by the Planning Commission in accordance with the additional requirements of Section 6.1.2.C for special land uses, and subject to the public hearing requirements set forth and regulated in Section 6.2 of this Ordinance. All instructions centers shall comply with the following conditions:

1. All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.
2. Multiple tenants with square footage less than 2,000 square feet shall be allowed in a single building.

Part XIII.

That the City of Novi Zoning Ordinance, as amended, Article 4, "Use Standards," Section 4.81 "Financial Institutions," is hereby amended to read as follows:

Section 4.81 Financial Institutions
In the CW, TC and TC-1 districts, financial institutions are a permitted use, provided that such institutions shall not have drive-thru teller or ATM facilities as the principal use of the premises.

Part XIV~~II~~.
That the City of Novi Zoning Ordinance, as amended, Article 2, Definitions, Section 2.2. Definitions, is hereby amended to include the following definitions:

Section 2.2 Definitions
Workforce Housing: A residential unit for sale or for rent with combined annual rental costs or combined annual mortgage loan debt service, property taxes, and required insurance that do not exceed thirty percent (30%) of the gross annual income of a household earning between sixty percent (60%) and one hundred and forty percent (140%) of the area median income, as defined annually by the United States Department of Housing and Urban Development.

Part X~~I~~V.
That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.1.15 EXO Exposition Overlay District, is hereby amended to read as follows:

Section 3.1.15 EXO Exposition Overlay District
A. Intent
The EXO, Exposition Overlay district is designed to accommodate the development of a planned exposition, convention, and conference facility, including exhibit halls; display floor area; meeting rooms; conference rooms; eating and lodging facilities; banquet, concession, and catering uses; museums; theaters; recreational facilities; space for school and civic affairs; warehousing accessory to principal uses; and off-street parking and loading/unloading space, all for the purpose of supporting the growing high-tech business base within the city and regional demand for an exposition facility.

The EXO Exposition Overlay district is intended to encourage the development of an exposition, conference, and convention facility that is located near the ~~City's Town Center (TC)~~ City West (CW) district as shown on the Master Plan for Land Use, has visual exposure to the I-96 freeway (whether directly or in combination with other property), is accessible from a major thoroughfare, and has adequate site area. Taking into consideration the need to limit the overall impact of the use, and the need to have sufficient population support for the use, in no event is it the intent to have the EXO Overlay District encompass more than 55 contiguous acres, or to have more than one EXO Overlay district until the population of the City exceeds 100,000. The EXO district is intended to be utilized exclusively in connection with the ~~OST Planned Office Service Technology district~~ CW City West district as the underlying zoning district. The EXO

district is not intended to be adjacent to residential districts. To permit quality design and sound economic value for the City, any exposition, conference, and convention facility should have unified architectural and functional design and provide an overall master plan for all phases for the complete development. The district contemplates the existence of a principal exposition, conference, or convention facility as part of the development before, or at least coincidental with, permitted "secondary" overlay uses. It is not the intent of this district to authorize the establishment of a new area within the City for an independent commercial center or district. Rather, it is the intent of this district to recognize the special need and character of a planned exposition, convention, and conference facility, and to make provision for this special need and character in an appropriate location.

B. Principal Permitted Uses

[existing content all removed]

See the underlying zoning district CW City West for Principal Permitted uses, standards and regulations (Section 3.1.30)

C. Special Land Use (EXO overlay uses)

The following uses are permitted as part of an EXO Overlay subject to Section 3.33 ~~3.19~~, Section 3.34 ~~3.20~~, and Section 3.25: The supplemental conditions of Section 3.25 shall govern in the event of a conflict.

i. Exposition, conference, and convention facilities

The following uses, when part of a development that includes a use described in subsection C above:

~~ii. Hotels and motels~~
~~iii. Museums~~
~~iv. Theaters~~
~~v. Places of worship~~
~~vi. Restaurants (sit-down_ but not fast food sit-down~~
vii. Indoor and outdoor recreational facilities
viii. Retail sale of products or services
ix. Onsite support retail uses
x. Outside exhibits, fairs, entertainment and festivals
xi. Surface parking lots

D. Development Standards

Lot Size

Minimum lot area: See section 3.25

Minimum lot width: Not specified

Lot Coverage

Maximum FAR: 0.5 FAR

Setbacks

Minimum front yard setback: 50 ft or height of building*

Minimum rear yard setback: 50 ft or height of building*

Minimum side yard setback: 50 ft or height of building*

Building Height

Maximum building height: 65 ft or 5 stories, whichever is less

Floor area

Minimum floor area: See Section 3.25

Parking setbacks

Minimum front yard setback: 20 ft

Minimum rear yard setback: 20 ft

Minimum side yard setback: 20 ft

Notes

For additions to the above requirements, refer to Section 3.6.2 Notes to District Standards: E, M, P, and Q

See Selected references below for applicability

*See section 3.25.2.F for further regulations

Selected references

3. Zoning Districts

~~- OST Retail Service Overlay~~

~~- OST District Regulations and Required Conditions~~

- CW City West

- MDO Mixed-Use Development Option

- EXO Overlay District Requirements

Subsections 4-7. [unchanged]

Part XVI.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.25 EXO Exposition Overlay District required conditions, is hereby amended to read as follows:

Section 3.25 EXO Overlay district required conditions

1. EXO Overlay required conditions

A. [unchanged]

B. An EXO Overlay district shall satisfy all of the following in order to qualify for approval:

i.-iv. [unchanged]

v. The zoning classification of the entire EXO Overlay district shall be ~~OST, Planned Office Service Technology~~ CW, City West district.

vi. [unchanged]

2. Supplemental Required Conditions for Overlay Uses. In the event of construction of building(s) for overlay uses permitted under Section 3.1.15.C, the following supplemental required conditions shall apply:

A.-K. [unchanged]

L. Approval Process

i. Approval of an EXO Overlay district shall require the approval of a Zoning Ordinance amendment to amend the Zoning Map by the City Council, in the exercise of its legislative discretion, following a public hearing held by, and receipt of a recommendation from, the Planning Commission. An applicant seeking approval of an EXO Overlay district rezoning shall submit a rezoning petition to the City. If approved, the amendment shall place, or overlay, the EXO Overlay district over the underlying CW or OST district relative to the property which is the subject of the amendment.

ii.-iii. [unchanged]

PART XVII. Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART XVIII. Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART XIX~~VIII~~. Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART X~~I~~X. Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the

provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2024.

_____

JUSTIN FISCHER, MAYOR

_____

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

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CITY WEST DESIGN GUIDE – DRAFT

City West Design Guide

A Design Guide to accompany sections 3.33 and 3.34 of the City of Novi Zoning Ordinance

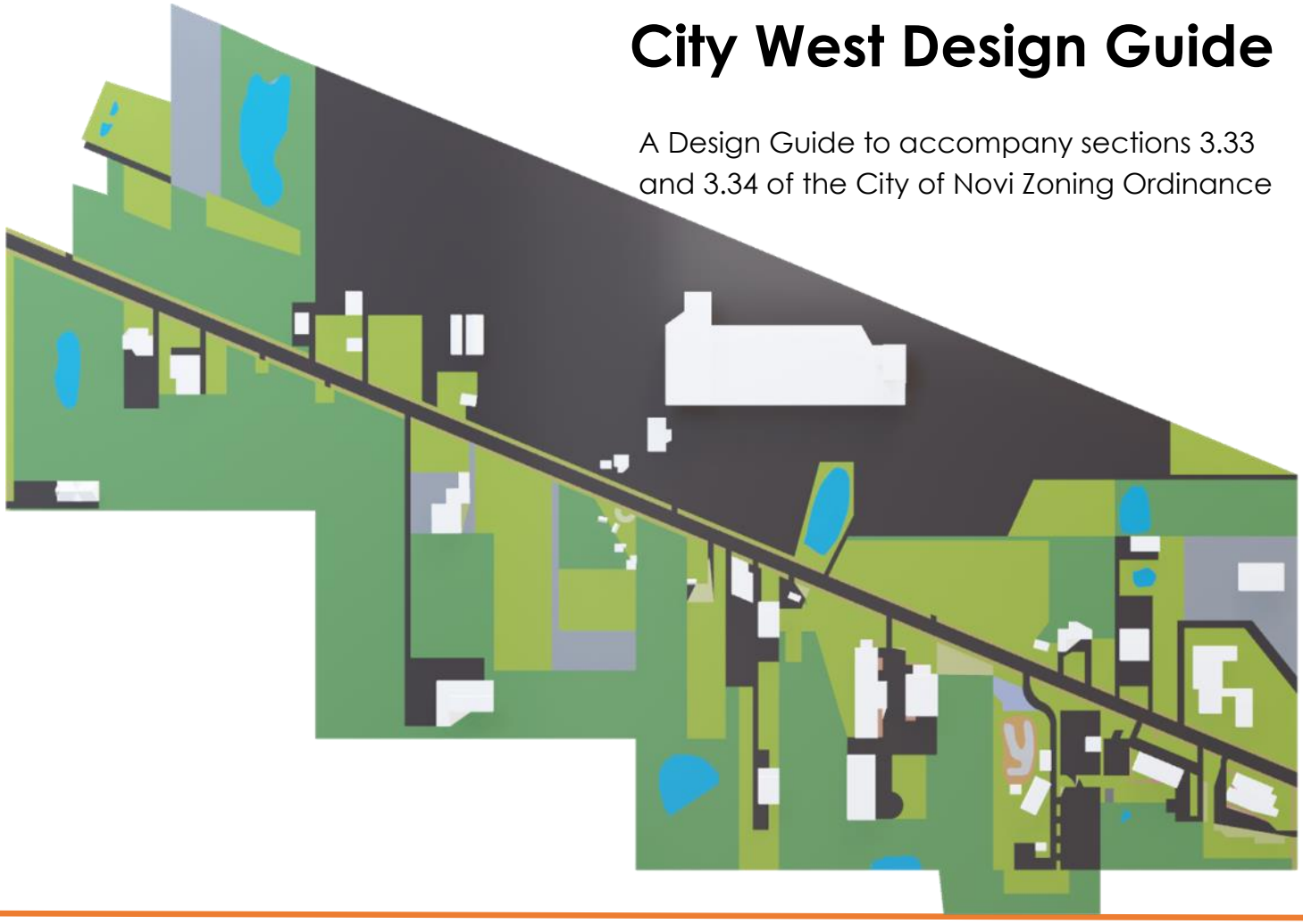


Table of Contents:

A. Executive Summary

B. Background & Existing Conditions

C. Vision and Guiding Principles

D. Form Based Design & Inspiration Images

E. Recommended Design Guidelines

A. Executive Summary

The City West Design Guide is meant to provide guidance and visual representation of the development standards for the City West District in addition to providing design features and concepts recommended to be included in development projects. The goal of the City West Design Guide is to facilitate development that includes high-quality project design and building materials and works to create a vibrant, people-oriented district in the City of Novi.

Figure A1: mixed-use development and streetscape in Fishers, Indiana

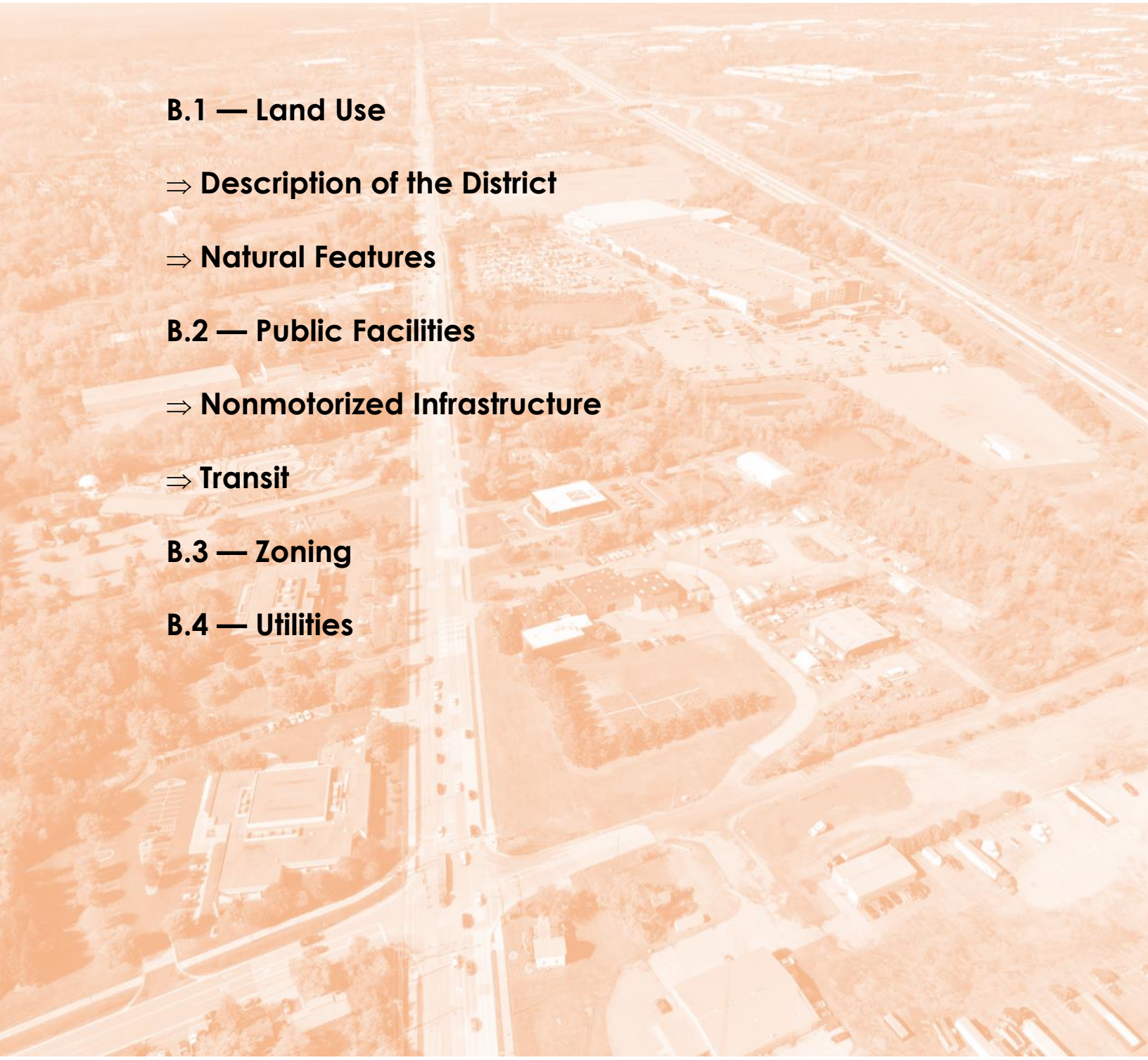
"This area offers the potential for the creation of a prominent new district combining entertainment, convention, commercial, office and residential uses in a cohesive, high-density, walkable pattern."

- 2016 Master Plan

Figure A2 (below): Fishers, Indiana mixed-use development; images of Indiana communities courtesy of Rowan Brady of Beckett and Raeder, Inc.

The guide includes images of developments from Novi and other communities, maps representing the current conditions of the City West area, and 3D models to illustrate standards of this district. Images and renderings are meant to serve as examples, while the Zoning Ordinance contains the actual development regulations, standards and procedures. Inspiration for the vision and guiding principles is based on the recommendations in the 2016 Master Plan and Grand River Corridor Study.

B. Background & Existing Conditions



B.1 — Land Use

⇒ **Description of the District**

⇒ **Natural Features**

B.2 — Public Facilities

⇒ **Nonmotorized Infrastructure**

⇒ **Transit**

B.3 — Zoning

B.4 — Utilities

B. Background & Existing Conditions

Figure B2 (above): aerial of the western portion of the City West North area , outlined in blue

Figure B1 (below): aerial of both City West areas

Figure B3 (above): aerial of the City West South area, outlined in green

B. Background & Existing Conditions

B.1 — Land Use: Description of the District

The City West district is situated southeast of the intersection of Interstate 96 and Beck Road, bounded by I-96 to the north, Taft Road on the east, residential communities to the south, and Beck Road on the west. The historic Grand River Avenue corridor, running from downtown Detroit all the way to Lake Michigan on the west side of the state, bisects the City West area. In this area of the city, Grand River is an auto-centric five-lane major arterial with a speed limit of 50 miles per hour. A mix of older office, industrial and manufacturing buildings, and vacant properties are present on either side. These characteristics make the streetscape inhospitable for pedestrians and cyclists.

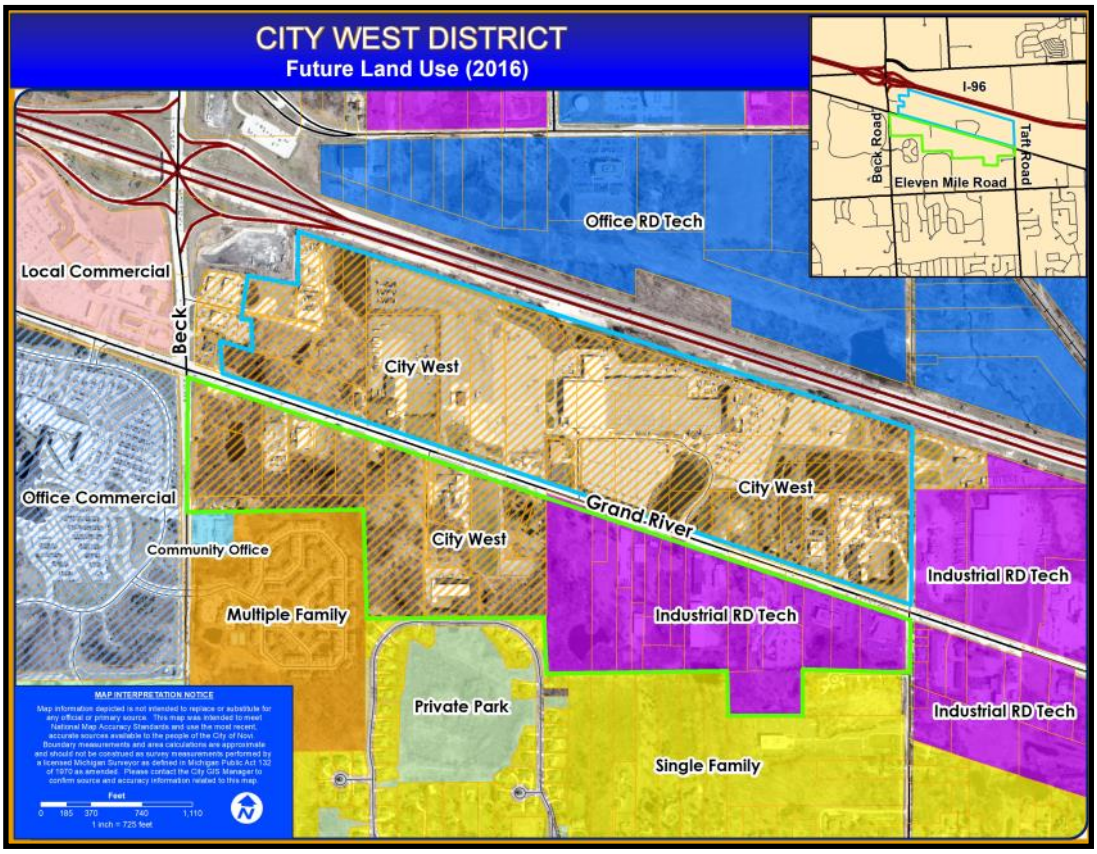


Figure B4: City West Future Land Use Map (2016)

Overall, the total land area included in the City West District is approximately 200 acres. Approximately 68.6 acres are vacant or a non-conforming residential use. Parcels developed with industrial uses that are not consistent with the desired future use for City West make up a total of about 55 acres. Destinations nearby in the corridor include Providence Park Hospital System and Suburban Collection Showplace, which are significant economic drivers in Novi, providing jobs and bringing in visitors.

Figure B5: Providence Park Hospital;
Image source: Novi Chamber of Commerce

B. Background & Existing Conditions

B.1 — Land Use: Natural Features

A map of the natural features shows the presence of both woodlands and wetlands in the area. A significant amount of woodlands and wetlands are present in the City West South area, while there are just wetlands located in the City West North area.

The City West text allows for **up to 50 percent** of the required open space to consist of regulated woodlands and/or wetlands if they are permanently protected by conservation easements (3.33.H).

"Wherever natural open spaces shall be created or preserved, they shall be physically connected, when possible, to adjacent natural open space areas."

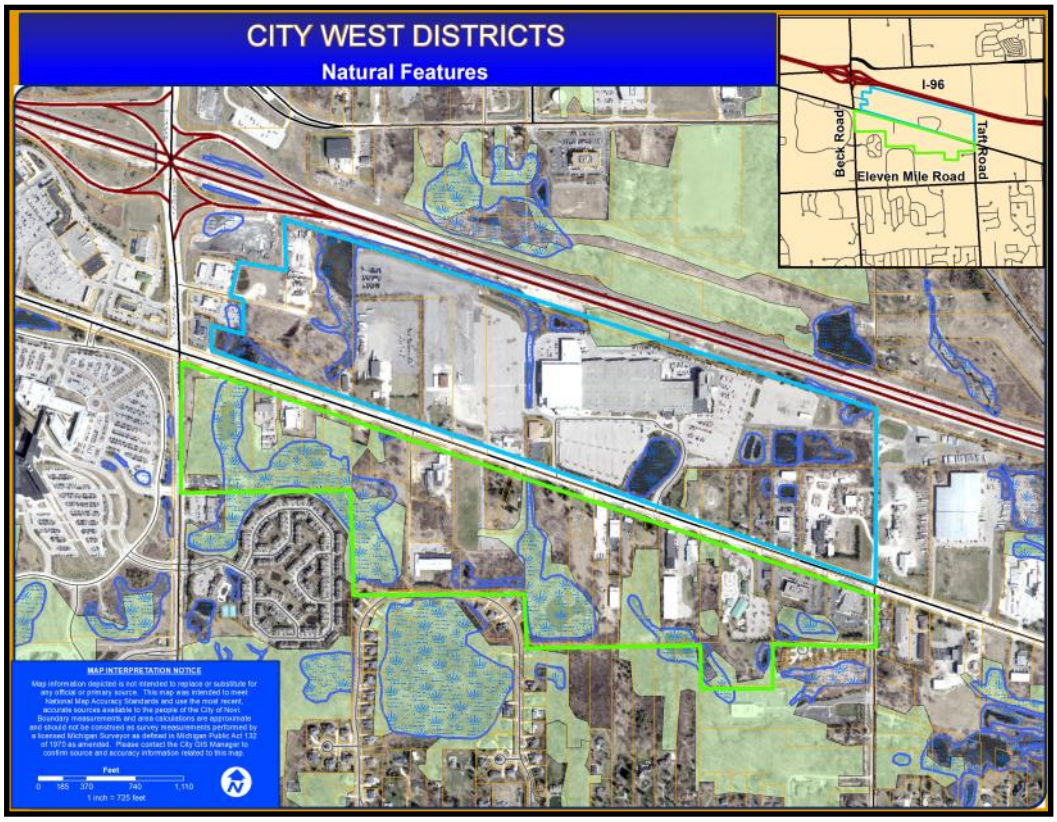


Figure B6: City West Natural Features Map, woodlands are denoted in light green while wetlands are colored in blue.

Figure B7: aerial of City West facing east

The aerial to the left shows City West facing east down Grand River. Two large ponds (circled in yellow) are present on either side of Grand River, and the difference in woodland concentration between north and south is evident. Buffers and setbacks from natural features help preserve, protect, and maintain quality of woodlands, wetlands, and streams within the district.

B. Background & Existing Conditions

B.2 — Public Facilities: Nonmotorized Infrastructure

Public Facilities shown in Figure B8 to the right include the sidewalk inventory of the district — 8-foot sidewalks line both sides of Grand River from Taft to Beck Road. Other facilities of note include traffic signals and street lights, which both can be found at important intersections. Road crossing difficulty, established in the Non-Motorized Transportation Plan, portrays Grand River as category E, the most difficult road category to cross.

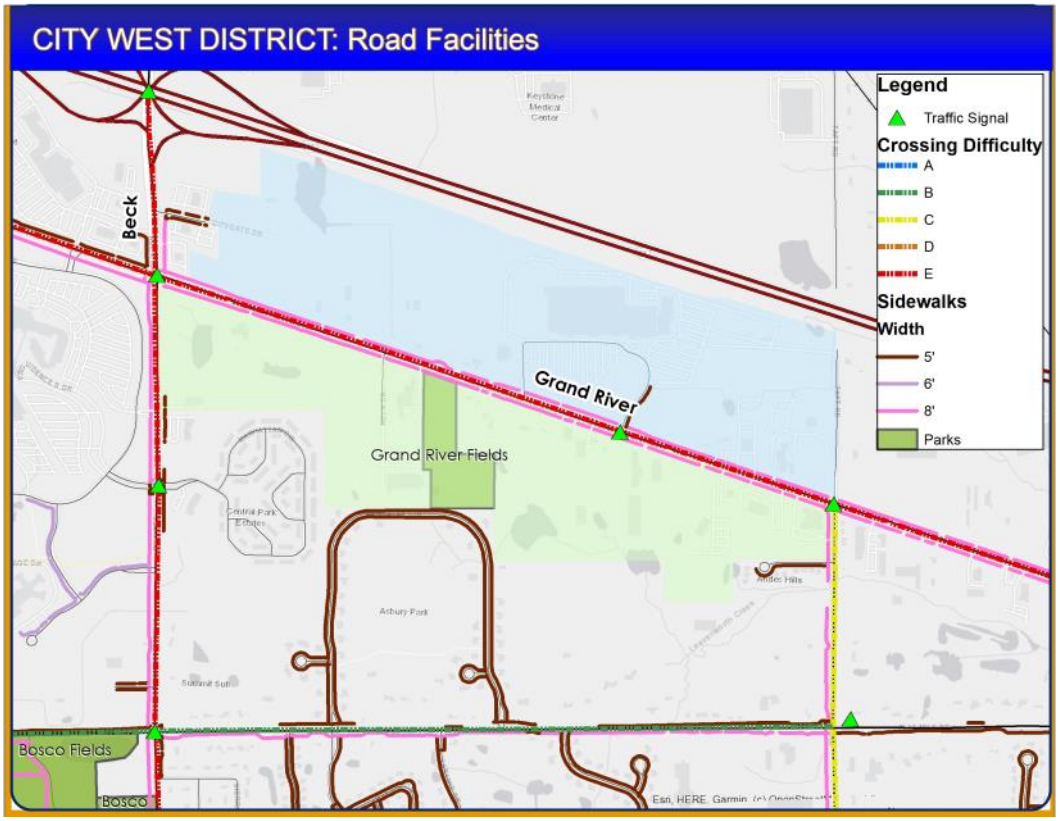


Figure B8: Roads and Sidewalk Facilities map

Beck Road runs north and south, connects with Grand River, and has been identified as a major non-motorized corridor in the City of Novi Non-Motorized Plan. The ITC Trail, depicted below, has been proposed as a regional trail connection crossing Grand River at Beck Road. The Providence Park hospital campus has recently expanded their trail network, and connects with the ITC Trail.

Figure B9: the ITC Trail is a prime example of non-motorized infrastructure in the City of Novi

B. Background & Existing Conditions

B.2 — Public Facilities : Transit

Another form of public facility that is new to the City of Novi is transit. SMART has extended its service into Novi and Wixom to the west, with one route (route 305) running directly through City West and another running nearby (route 740). Figure B10 below shows the stops along Grand River of route 305 within or just outside of City West

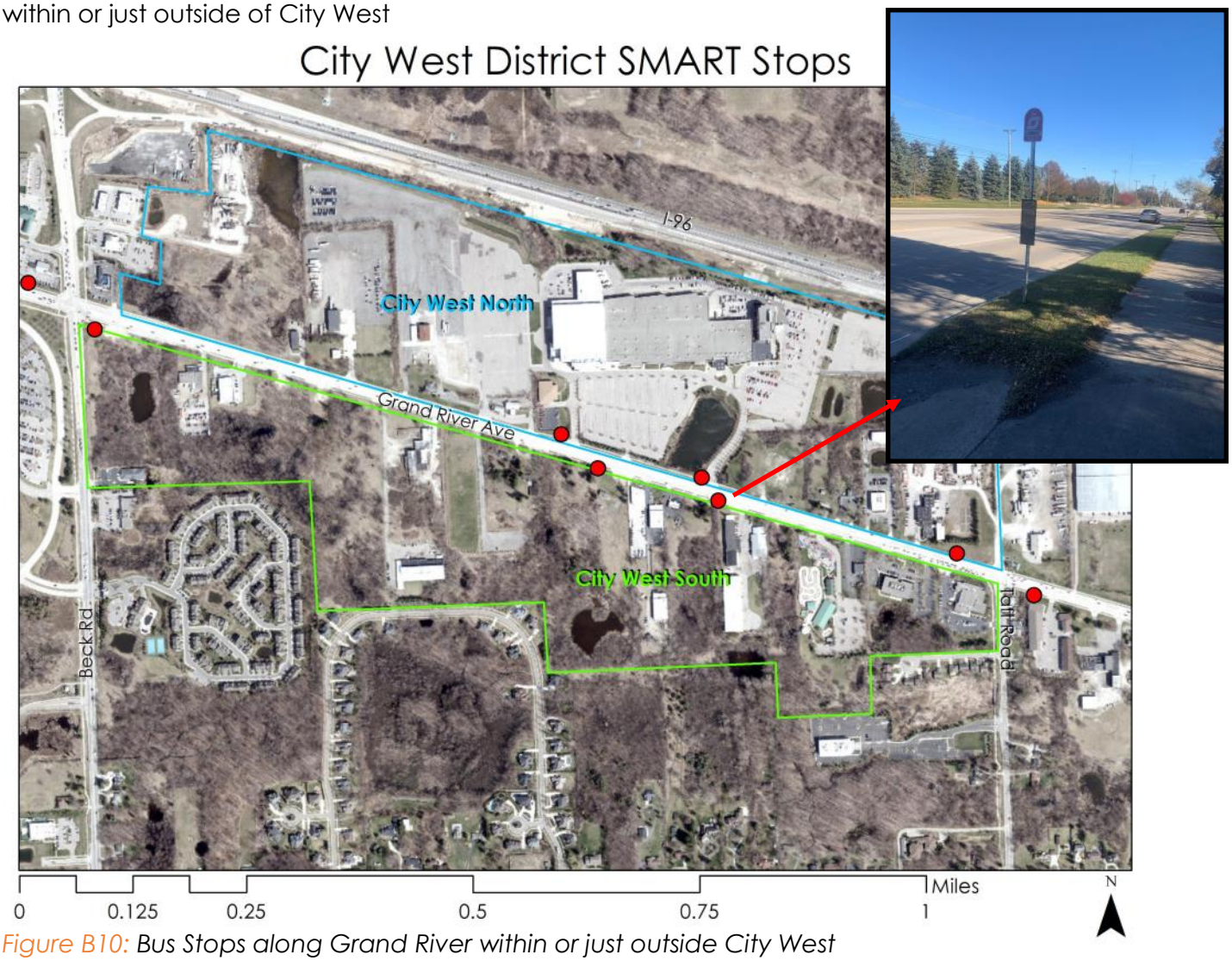


Figure B10: Bus Stops along Grand River within or just outside City West

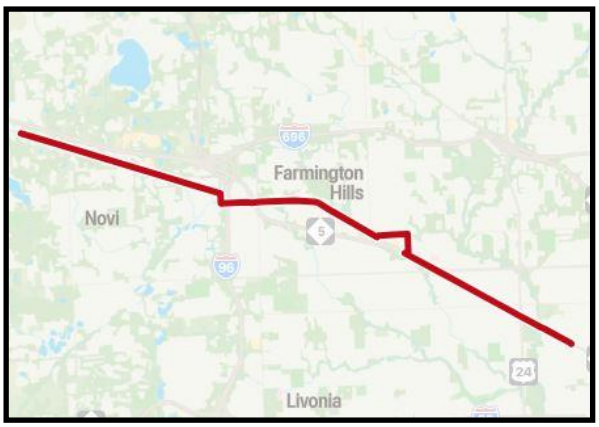


Figure B11: SMART Route 305, courtesy of Apple Maps

Transit-Oriented Development (TOD): the inclusion of bus traffic presents an opportunity to encourage development along the bus route through City West, where residents or visitors can easily reach other destinations within Novi or outside of the City without a car. Route 305 , as seen to the left, runs from the Meijer in Wixom to the Meijer in Old Redford, with stops along Grand River roughly every half mile including Novi Town Center, downtown Farmington, and other grocery, dining, and shopping opportunities.

B. Background & Existing Conditions

B.3 — Zoning

The current zoning of the City West area includes six different classifications. Approximately 140 acres are north of Grand River Avenue with 17 parcels included. The majority of the area, 124.96 acres, is currently zoned OST - Office Service Technology. The EXO Exposition Overlay District applies to a 55-acre portion of the Suburban Collection Showplace property. Approximately 10.05 acres are zoned I-1 Light Industrial. To the south of Grand River Avenue, the City West area includes 34 parcels totaling 113.48 acres. The current zoning of the majority of the area is I-1 Light Industrial.

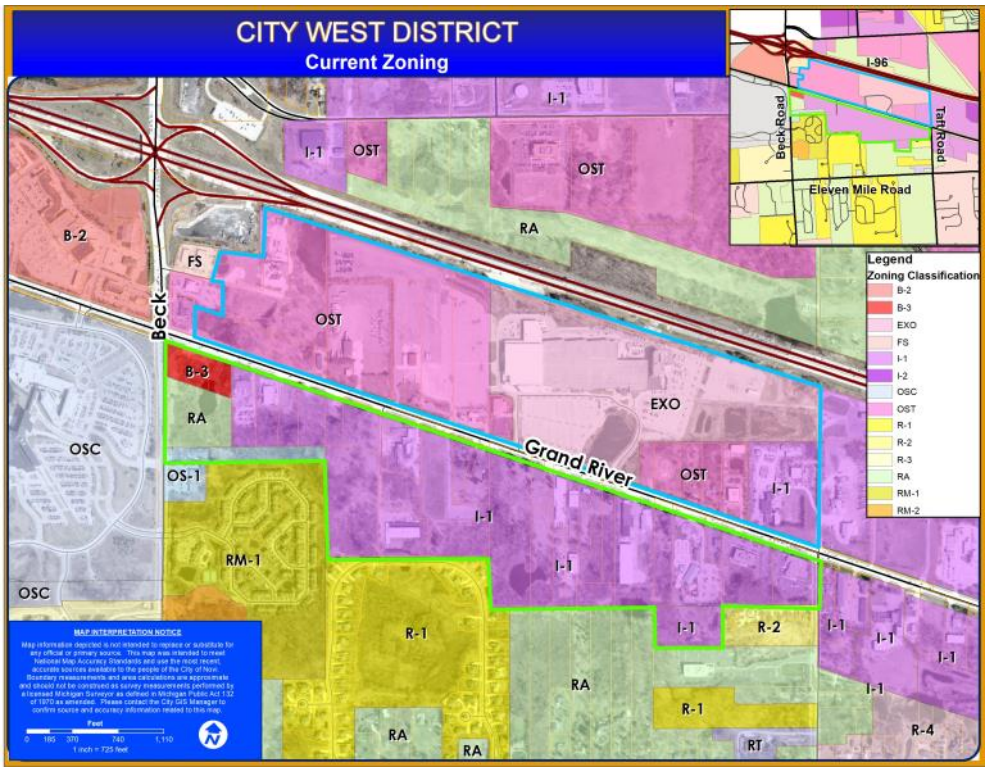


Figure B12: Current Zoning Map of the City West area

One area located at the southeast corner of the intersection of Beck Road and Grand River Avenue is zoned B-3. Fronting on Beck Road, one 6.4 acre area is zoned RA Residential Acreage, and a 3.4 acre parcel is zoned OS-1 Office Service.

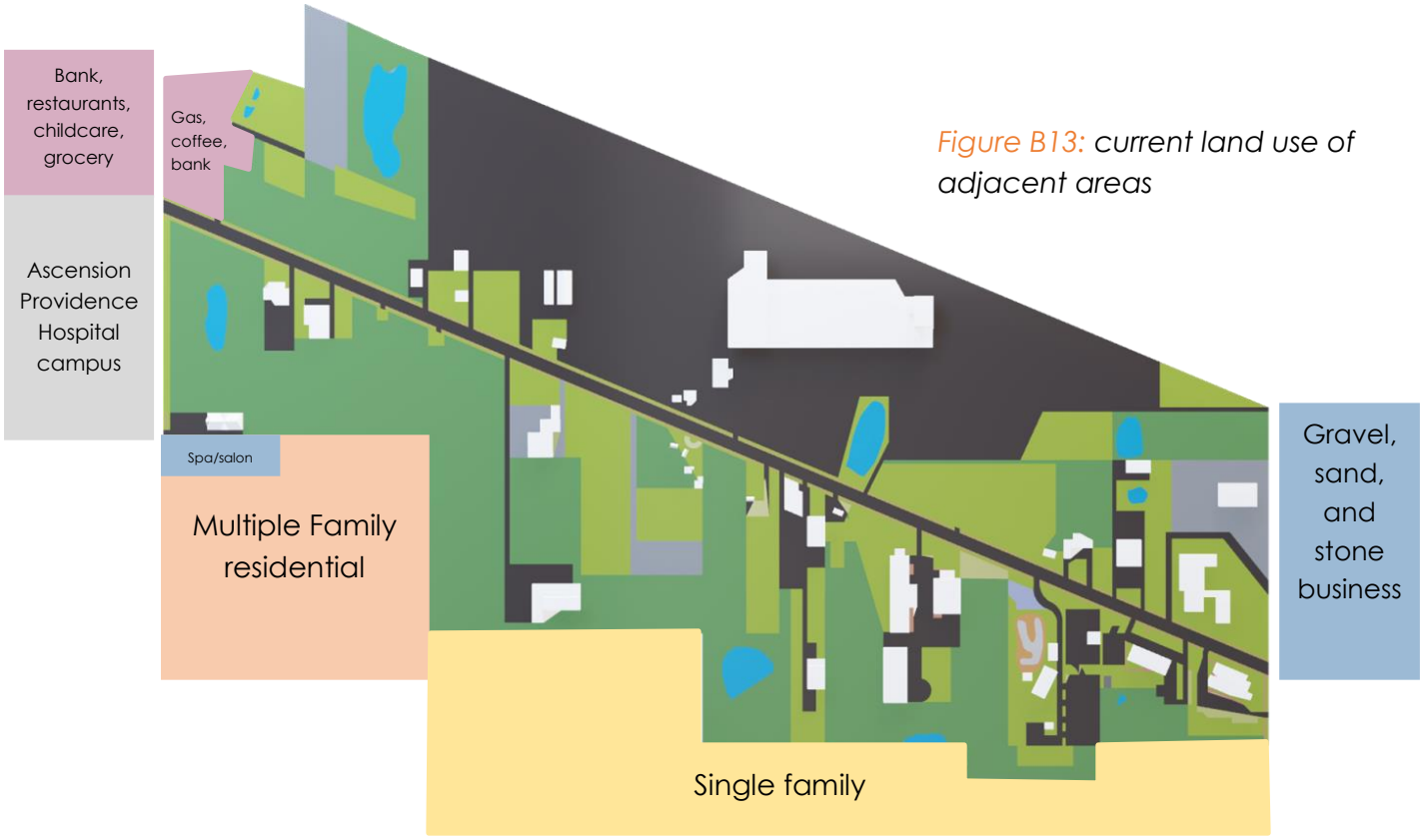


Figure B13: current land use of adjacent areas

B.4 — Utilities

Development in the City West area will depend on both existing and future utility infrastructure to serve the needs of residents and businesses. Some sanitary sewer improvements will need to be made before all of the area is developed. Figure B14 below shows the sanitary districts and the locations of the current sanitary gravity mains.

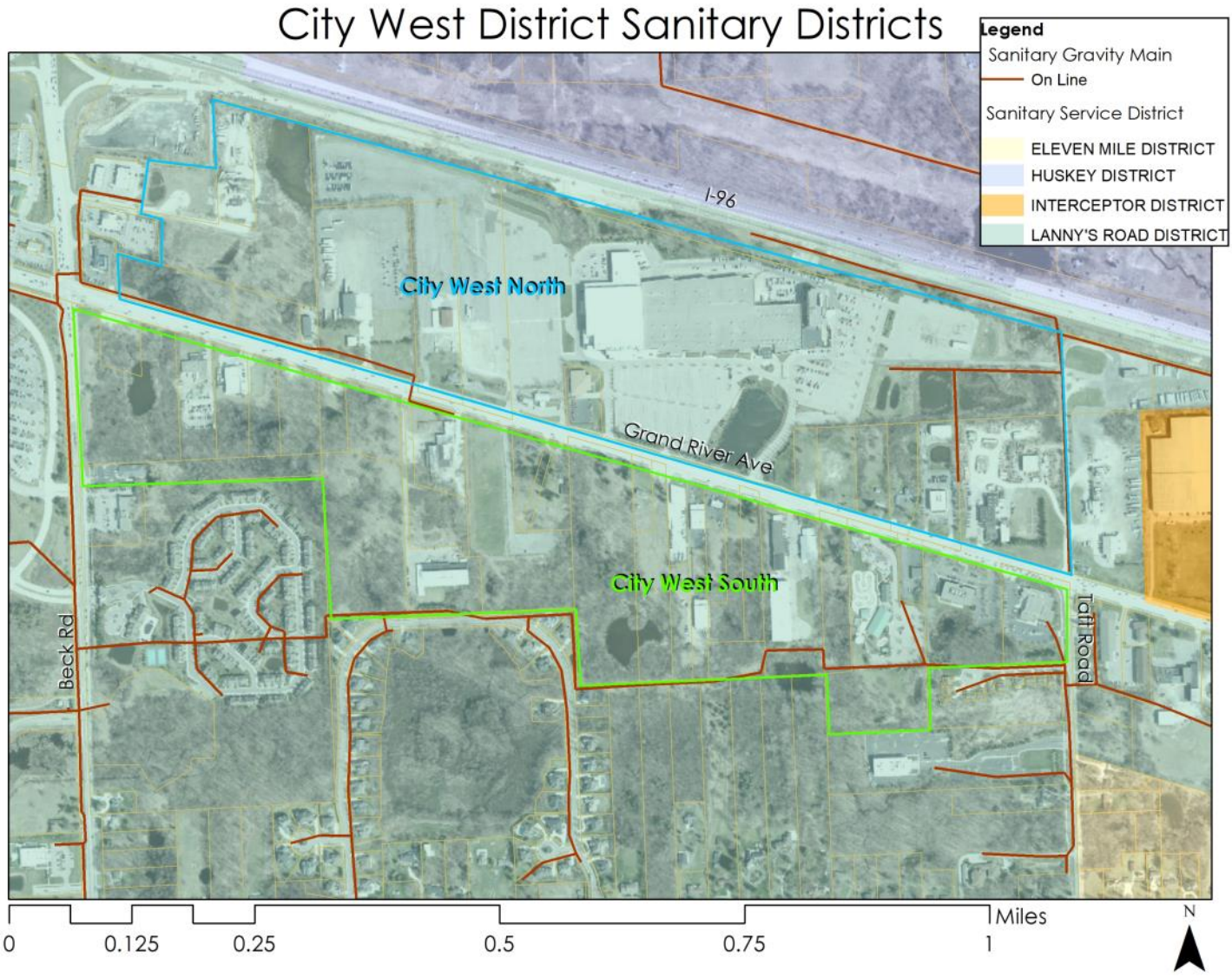


Figure B14: sanitary service districts and sanitary gravity main locations in City West

B.4 — Utilities

Regional or shared detention basins between developments, in addition to underground detention basins, are encouraged to help consolidate properties and facilitate denser development. Figure B15 below shows the drainage districts in City West and their respective status. Properties in City West are all located within one of four regional detention districts — the North Novi District and Bosco District, which are proposed but not built, and the Taft Road District and Grand River District, which both have built regional detention.

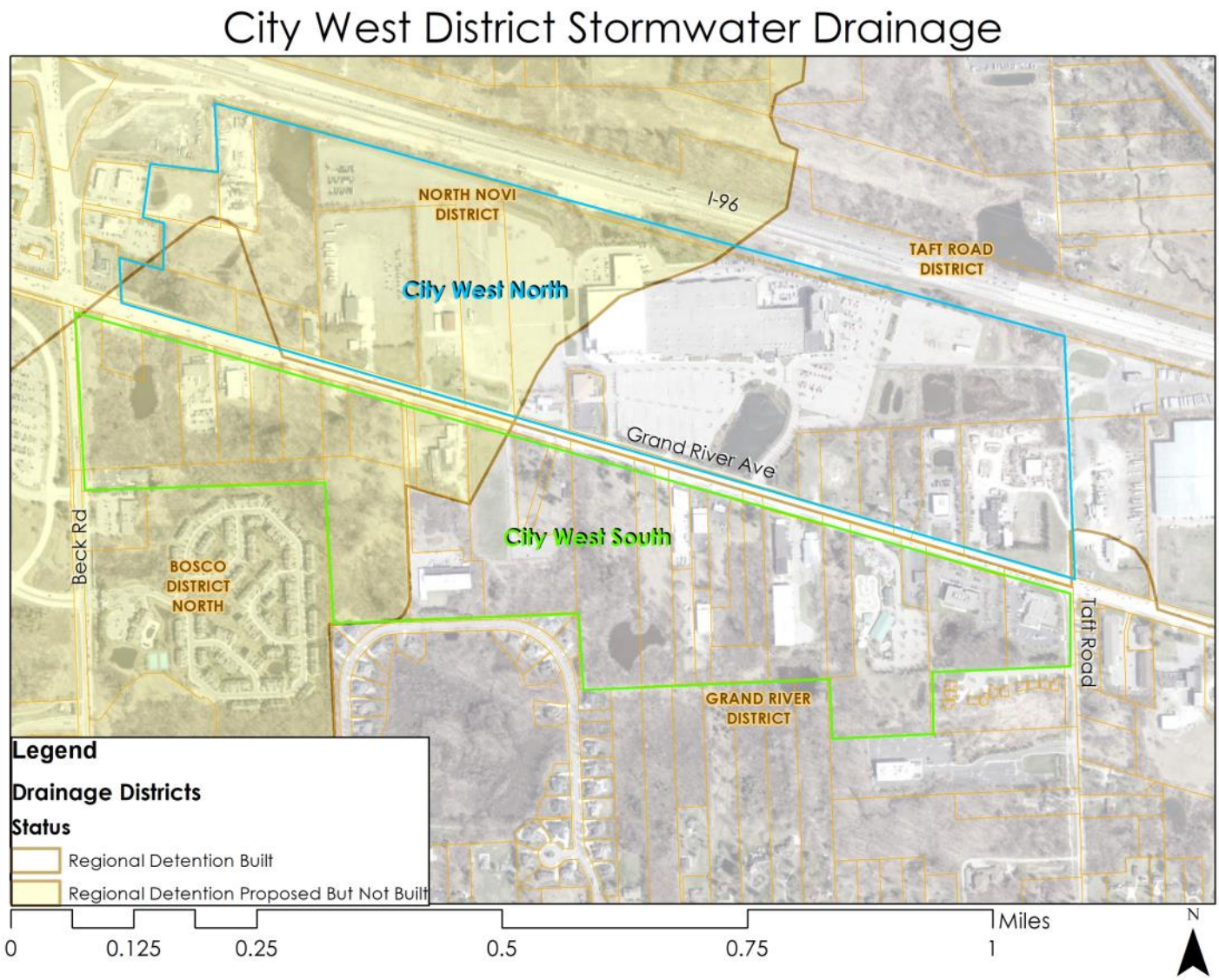


Figure B15: drainage districts and their status in City West

B.4 — Utilities

Figure B16 below shows current infrastructure for water service in the City West area. All of City West is located within the intermediate water pressure district. There is water provided on both the north and south sides of Grand River.

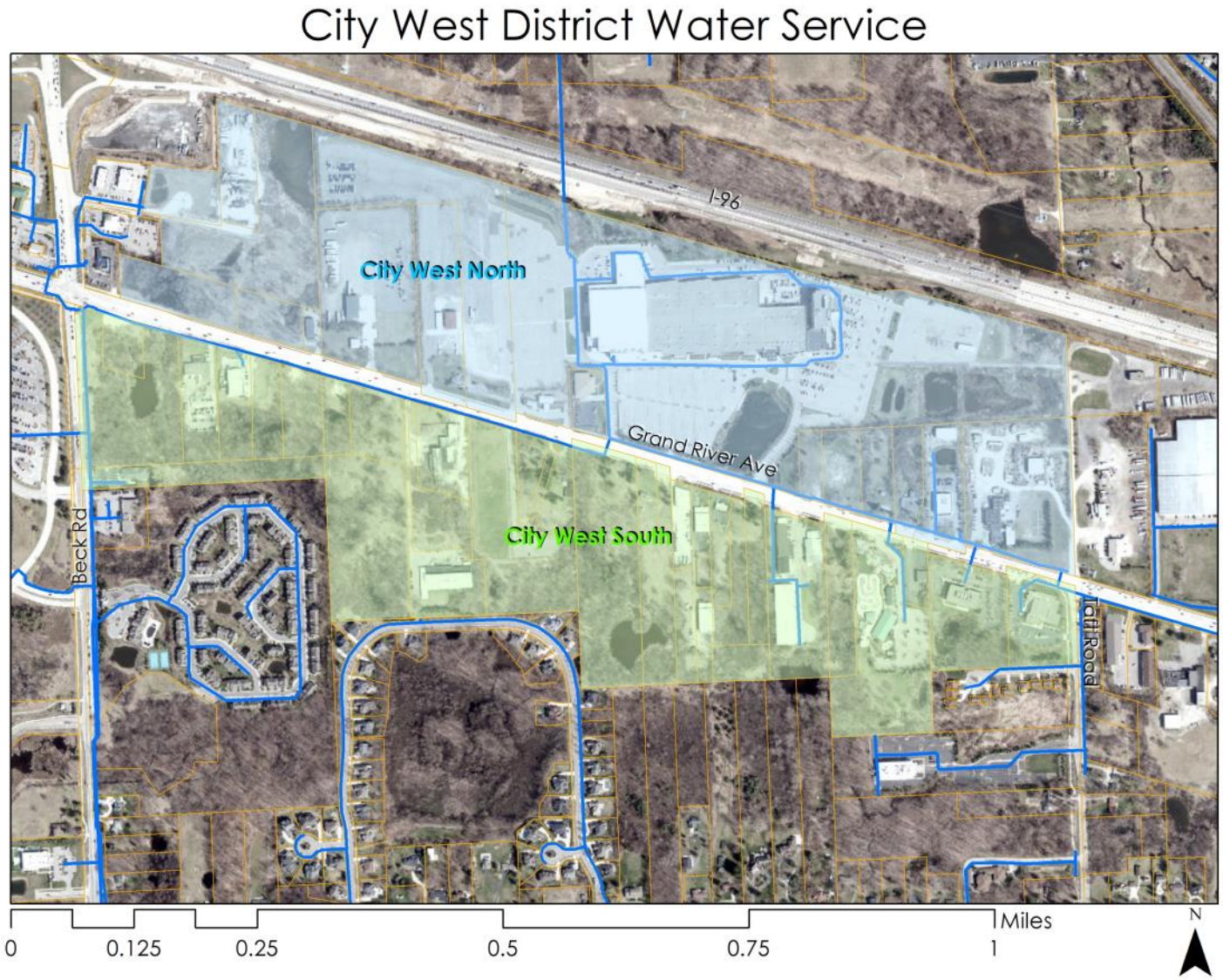


Figure B16: water main locations in City West

C. Vision and Guiding Principles

C.1 General Vision

C.2 Horizontal Mixed Use

C.3 Pedestrian Focus — Street Design

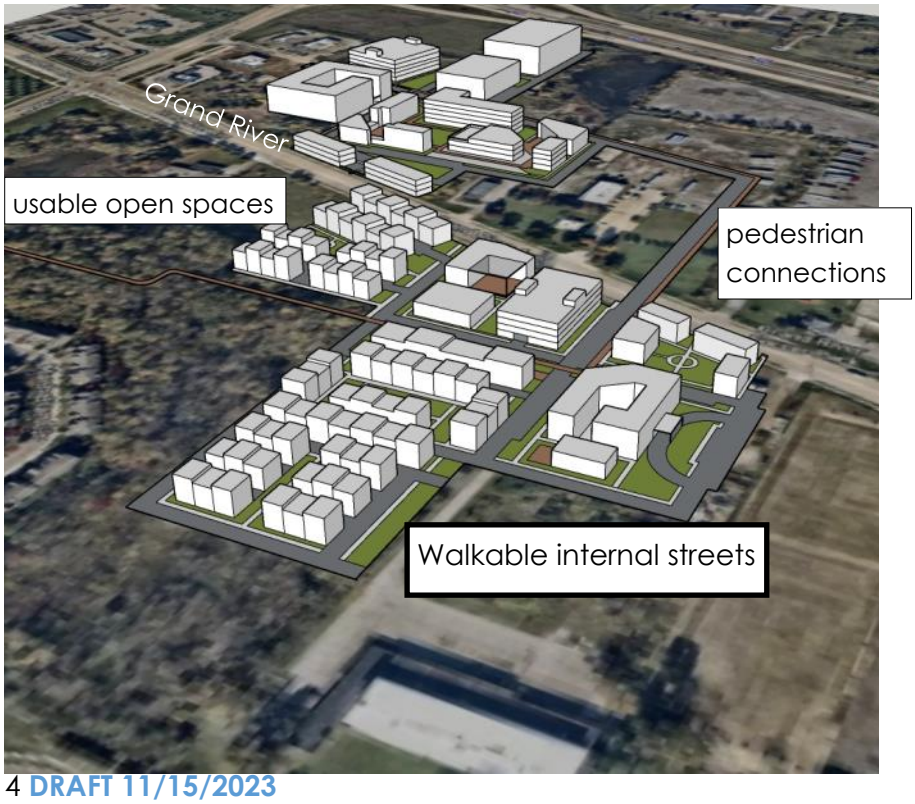
C. Vision and Guiding Principles

C.1 — General Vision

Figures C1 and C2 below illustrate the vision for City West in terms of building form north and south of Grand River — taller buildings in the City West North area, especially closer to I-96, and scaled down heights in the City West South area. Shared access and parking, public gathering spaces, pedestrian and vehicle connectively, and preservation of important natural features are also depicted.

Parking lots are located in the side and back of buildings with the intent of framing both Grand River and the collector streets with buildings.

Models within the Design Guide are purely conceptual and do not assume any changes to existing standards



Figures C1 (above) and C2 (left): aerial views of a part of City West with 3D model example developments overlayed. Additional development anticipated on other parcels.

It is strongly encouraged that internal access drive networks shall be established and utilized as local streets which are to be privately owned and maintained.

Buildings are to be oriented towards the primary pedestrian street

C. Vision and Guiding Principles

C.1 — General Vision

Excerpt from the 2016 Master Plan Update describing City West:

The district is envisioned as a distinct neighborhood as well as a complement to major nearby uses such as the Suburban Collection Showplace and the hospital….Creating a vibrant restaurant and entertainment scene that spills into outdoor patios and open spaces is a major goal of this redevelopment strategy.

Figure C4 (above): rendering (by Gensler) of an outdoor gathering space at San Pedro Plaza, Los Angeles.

City West District developments are expected to be designed with pedestrians in mind. Walkable connections between businesses, residences, and entertainment options should provide people with the ability to interact with one another in public areas such as the photos shown to the left and below. The images included on this page provide examples of the kind of public gathering spaces and density that is meant to take place in the City West District.

Figure C3 (below): outdoor dining in front of a vertical mixed-use development. Photo courtesy of Bethesda Magazine

Figure C5 (left): lighting and pedestrian activity at night at The BLVD in Lancaster County, California. Photo courtesy of the Congress for New Urbanism

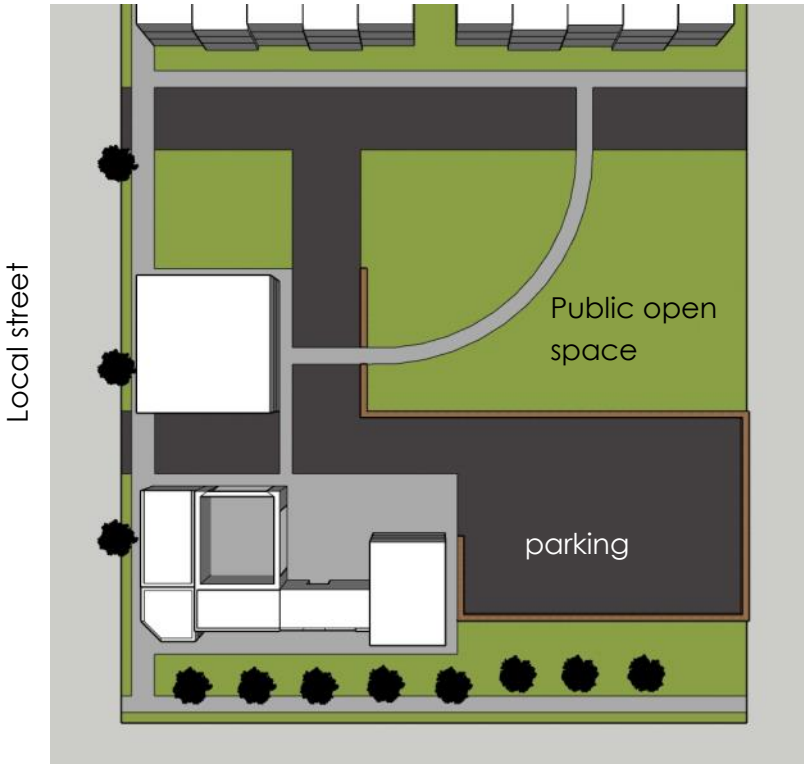
C. Vision and Guiding Principles

C.2 — Horizontal Mixed Use

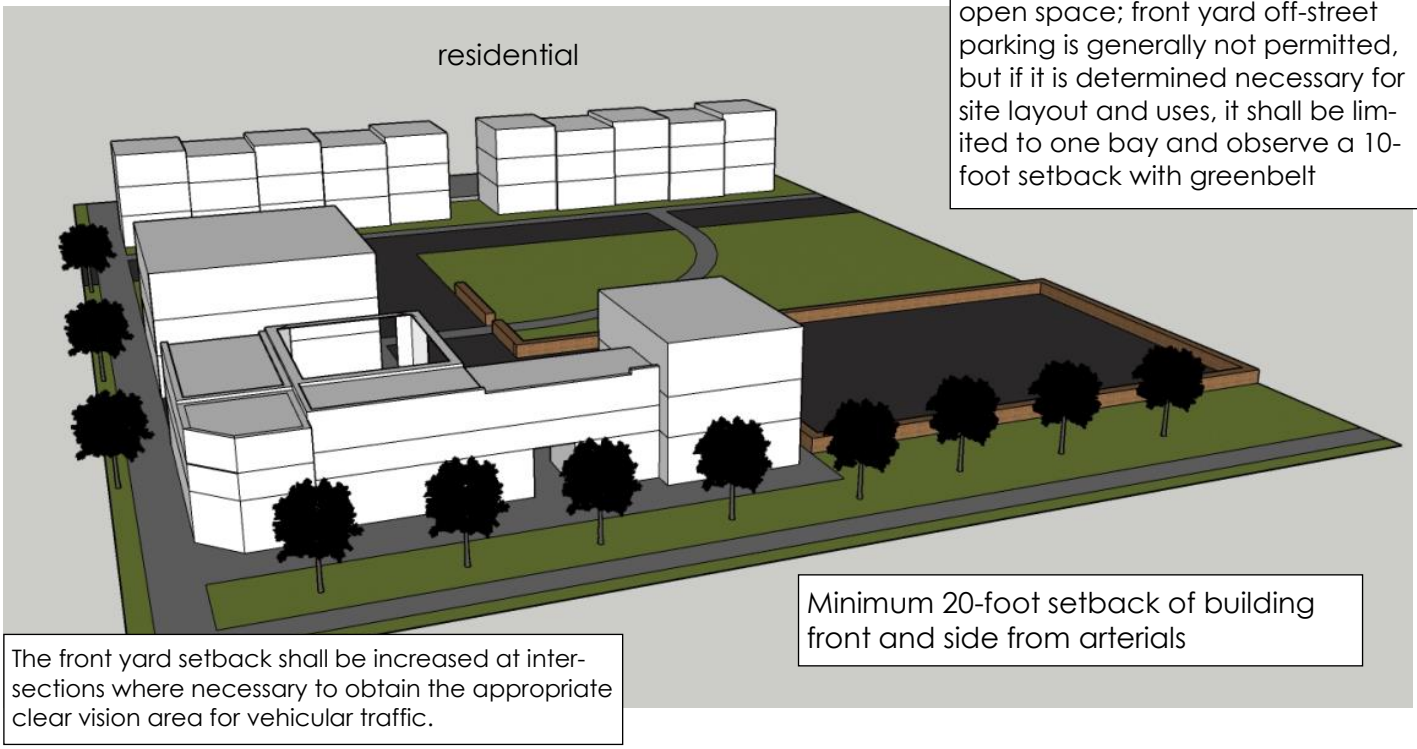
Horizontal mixed-use refers to developments where the site contains separate residential and non-residential buildings, as opposed to vertical mixed-use, where multiple uses are integrated into a single building. Both types of mixed-use developments are encouraged and permitted in the City West District.

For the Mixed-Use Development Option (MDO), the development must have at least 300 feet in public road frontage

Maximum building setbacks of 20 feet from nonresidential collectors and local streets are meant to create a building presence along the street connected by sidewalks. **Setbacks are measured from the future Right of Way.**



Figures C6 (top) and C7 (bottom): plan views of example horizontal mixed-use model



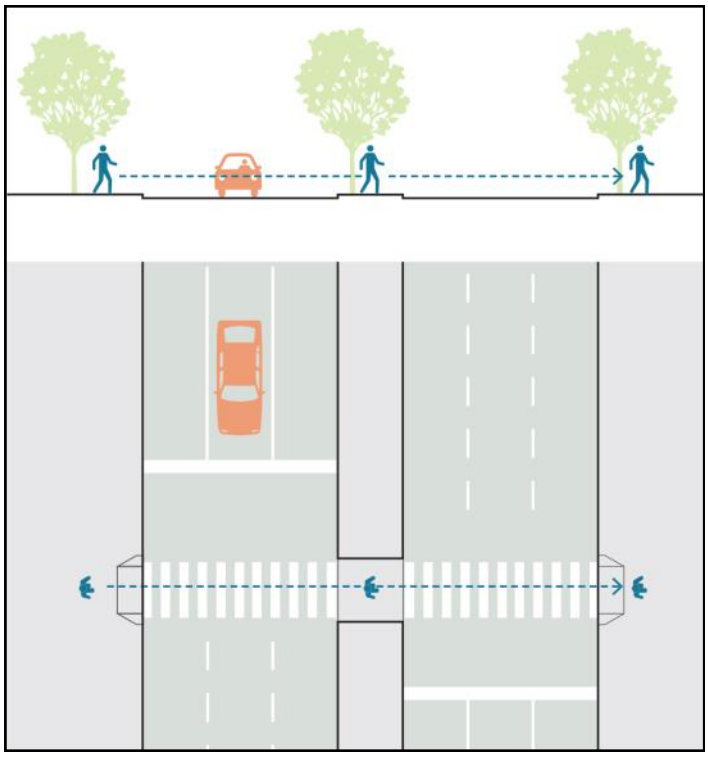
C. Vision and Guiding Principles

C.3 — Pedestrian Focus - Street Design

The City of Novi is committed to take part in capital projects that result in traffic-calming and a more pedestrian-oriented streetscape. Nonmotorized transportation infrastructure remains an important part in the City's goals. As it currently stands, Grand River Avenue consists of high volumes of fast-moving traffic that is not conducive to people on foot or on bike.
The diagram on the right portrays a midblock crossing and pedestrian refuge that allows for the crossing of a road like Grand River. These kinds of measures increase the ease and safety of crossing busy thoroughfares.

Sidewalks with a minimum of 6 feet are required abutting any street or internal road. Along major thoroughfares sidewalks shall be 8 to 10 feet.

Figure C8: diagram of a midblock crossing; image courtesy of the Global Designing Cities Initiative



It is intended the internal street network and local roads created would be designed to focus the activity **off** Grand River. However, it will be necessary to provide additional connections between the north and south sides of the district. The conceptual design of Grand River shown below in Figure C9 shows available options for pedestrian-oriented changes on Grand River.

Figure C9: new design of a section of Grand River Avenue in the City of Detroit

C. Vision and Guiding Principles

C.3 — Pedestrian Focus - Street Design

Changes to and along Grand River are expected to align with the development of this denser, pedestrian-focused corridor. To connect the north and south sides of Grand River, there will be options of implementing an at-grade crosswalk with a traffic light or potentially the construction of a pedestrian bridge as seen in Figure C10 below. Further research into feasibility will be required, in addition to looking into possible grants for funding these alternative transportation infrastructure projects.

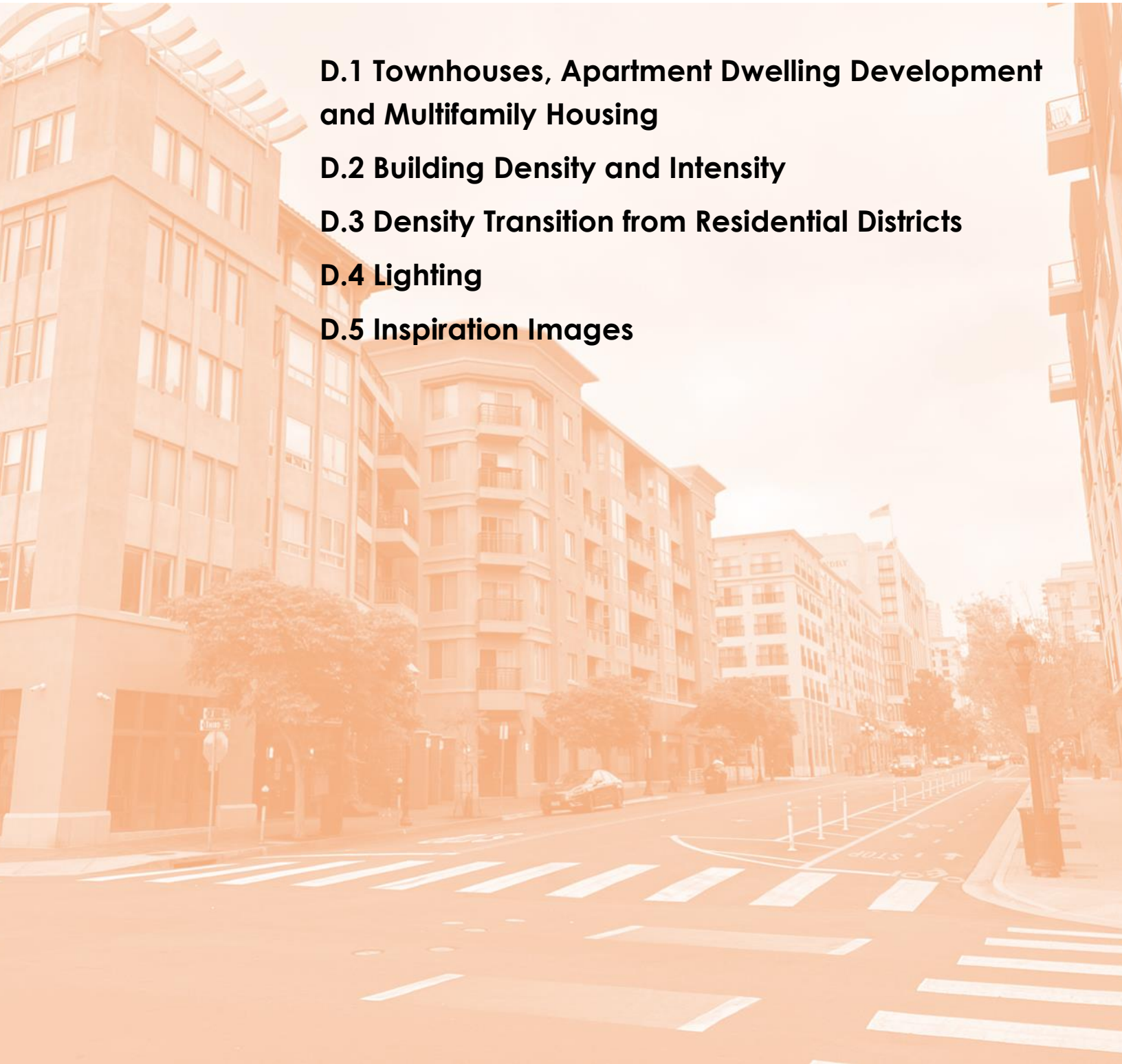
Figure C10: Pedestrian bridge with accessible switchback ramps in Columbia Heights, Minnesota. Photo courtesy of C.S. McCrossan

Another change to Grand River Avenue is the addition of bus traffic, with two SMART routes extending into Novi, one of which runs directly through the City West district along Grand River. See page 7 for bus stop locations and route details.

The City will have to work with SMART on determining where improved bus stop infrastructure should be implemented. Bus shelters like the one seen on the right are an opportunity to incorporate details unique to Novi and City West.

Figure C11: bus shelter in Houston, courtesy of ricedesignalliance.org

D. Form Based Design/Inspiration Images



D.1 Townhouses, Apartment Dwelling Development and Multifamily Housing

D.2 Building Density and Intensity

D.3 Density Transition from Residential Districts

D.4 Lighting

D.5 Inspiration Images

D. Form Based Design/Inspiration Images

D.1 — Townhouses, Apartment Dwelling Development and Multifamily Housing

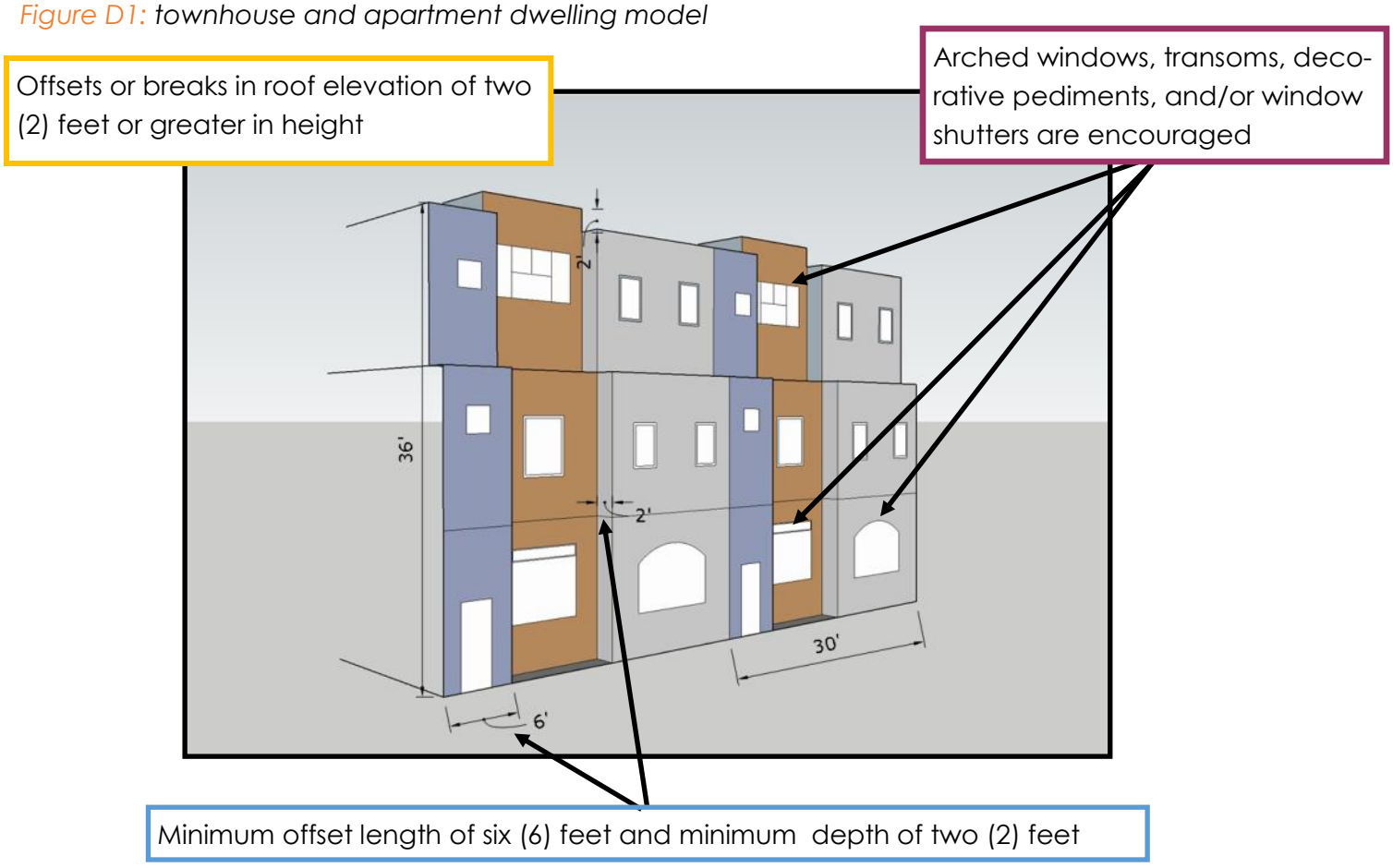
The following text and accompanying images provide guidelines to the development of townhouses, apartment dwellings, and multifamily housing in the MDO.

Wall offsets: A wall offset is defined as a projection or recess of a façade wall of at least two (2) feet in depth. Wall offsets should be incorporated onto those building facades having a length of 40 feet or greater. Wall offsets should be a minimum of six (6) feet in length

Varying roof lines and forms: Offsets or breaks in roof elevations of two (2) feet or greater in height. Incorporate roof pitch and materials of adjacent buildings into carport or garage roofs.

Windows: Decorative window features, such as arched windows, transoms, decorative pediments, and/or window shutters that are sized appropriately and proportionally to the window are encouraged on those facades fronting on streets. The use of recessed windows, moldings, decorative trim and wood frames to add three-dimensional quality and shadow lines to the façade.

Figure D1: townhouse and apartment dwelling model



D. Form Based Design/Inspiration Images

D.1 — Townhouses, Apartment Dwelling Development and Multifamily Housing

Images on this page are apartments in Exton, PA, a suburb of Philadelphia. Nearby uses include retail and commercial.

Standalone residential uses can be built under the MDO so long as nonresidential uses are nearby (within 300 feet), and connections to those uses are made.

Figure D2: Apartments in Exton, PA; courtesy of Ashbridge Apartments Facebook page

Figure D3: Amenities at Exton, PA apartments; courtesy of Ashbridge Apartments Facebook page

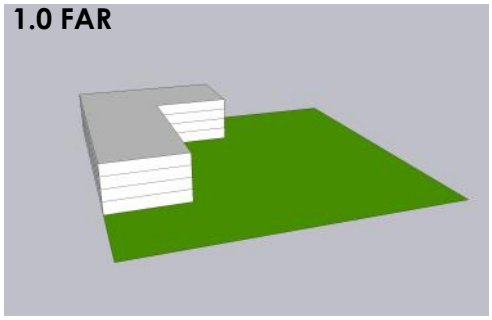
D. Form Based Design/Inspiration Images

D.2 — Building Density and Intensity

One of the key incentives for utilizing the MDO in the City West District is to permit greater density/ intensity. Consult table 3.34.5.D in the City West District text for greater detail. Without the MDO, the maximum Floor Area Ratio in City West is **0.275**. Under the MDO, the density of the net site area for single-use buildings is a maximum FAR of 2.0 in the City West North area and 1.0 in the City West South area. For mixed-use buildings, the maximum FAR is 2.5 for the north area and 1.5 for the south.

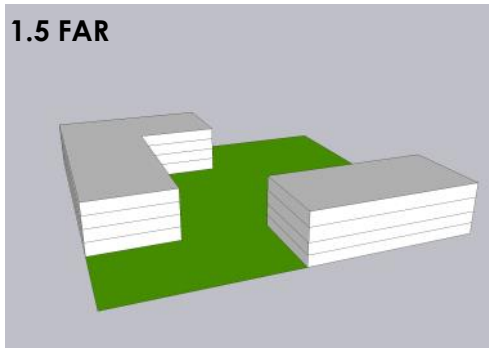
Figure D4: FAR Models depicting potential density available

Single-use buildings in City West South Area →



Four-story building covering a quarter of an acre

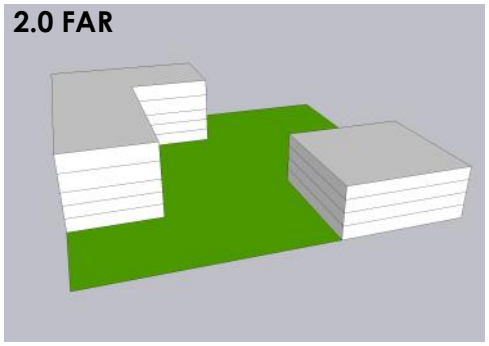
Mixed-use buildings in City West South Area →



Two four-story buildings, one covering a quarter of an acre and the other covering an eighth of an acre

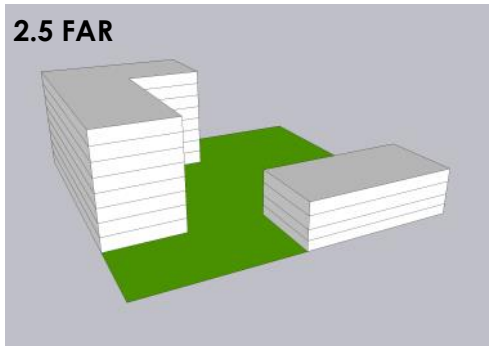
Note that other conditions such as height, parking and open space preservation must be met and may not be accurately portrayed by these models

Single-use buildings in City West North Area →



One six-story building covering a quarter of an acre and one four-story building covering an eighth of an acre

Mixed-use buildings in City West North Area →



One eight-story building covering a quarter of an acre and a four-story building covering an eighth of an acre

D. Form Based Design/Inspiration Images

D.2 — Building Density and Intensity

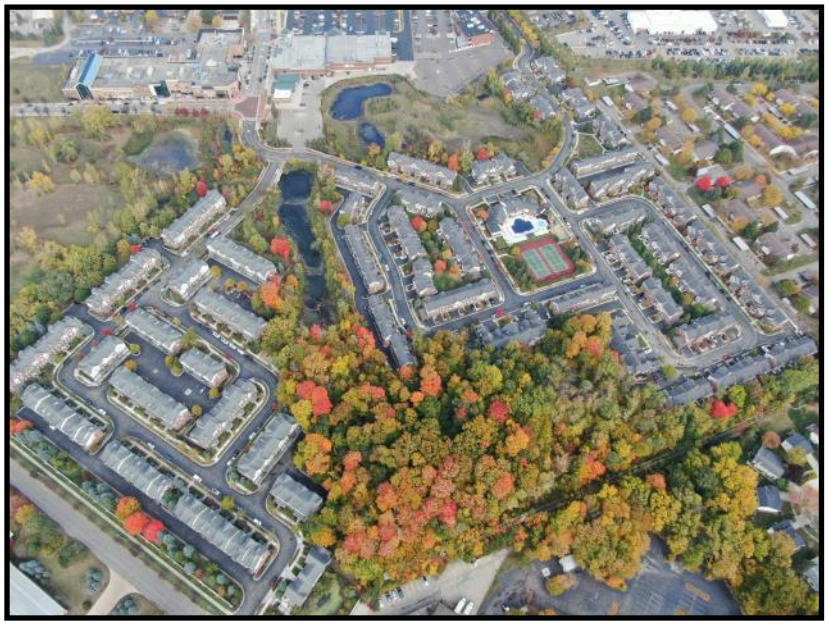
The following table is from the City West Mixed Development Option text and refers to the density of development in the district in terms of dwelling units per acre.

3.34.5.D Development Density/Intensity – Based on Net Site Area			
	Residential Only	Mixed-Use Developments	Mixed-Use Developments
Maximum Density[1]		Single Use Building	Multi-Use Building
City West North area	20 du/ac	25 du/ac	30 du/ac
City West South area	10 du/ac	15 du/ac	20 du/ac

[1]For all development, density/intensity shall be calculated for the net site area of the development

Haggerty Center/The Liv in Livonia is an example of horizontal mixed-use that includes retail/restaurant and single-use residential buildings on the site. The site has a density of 27.4 du/ac

Figure D5: aerial of Haggerty Center/The Liv



Main Street Village in Novi is an example of a site with a density of 15.26 du/ac. Developments with this density—if incorporated with a nonresidential use on the site—would be permitted in the City West South area

Figure D6: Main Street Village in Novi

D. Form Based Design/Inspiration Images

D.2 — Building Density and Intensity

The following images show other real-world examples portraying what certain density can look like. Refer to table 3.34.5.D to see the required conditions for differing levels of density.

Figure D7 (right): rendering of The Griffin Novi, by Singh Development

The two renderings shown here are approved developments in Novi—the Griffin Novi (top) and the Bond (bottom). The Griffin will have a density of 23.6 du/ac while the Bond will have a density of 32.5 du/ac.

Figure D8 (above): rendering of The Bond, Humphreys & Partners Architects

A residential-only site in the City West North area or a mixed-use site with multi-use buildings in the City West South area permits a maximum 20 du/ac, slightly less than that of The Griffin.

A mixed-use site with multi-use buildings in City West North permits a maximum of 30 du/ac, which would allow for a project such as The Bond.

Figure D9 (right): aerial of Huntley Manor Apartments in Novi. Huntley Manor has an overall density of 7.6 du/ac, which would be permitted in the City West South area in a residential-only site.

NOTE: the minimum acreage for an MDO project is 5 acres, unless otherwise approved by City Council

D. Form Based Design/Inspiration Images

D.3 — Density Transition from Residential Districts

The City West District, while intended to be one of the most high-density districts in the City, shall provide a more moderate transition where it abuts Single-Family Residential Districts in City West South as portrayed in Figure D10 below.

Figure D10: map of buffers from residential districts and associated conditions in City West

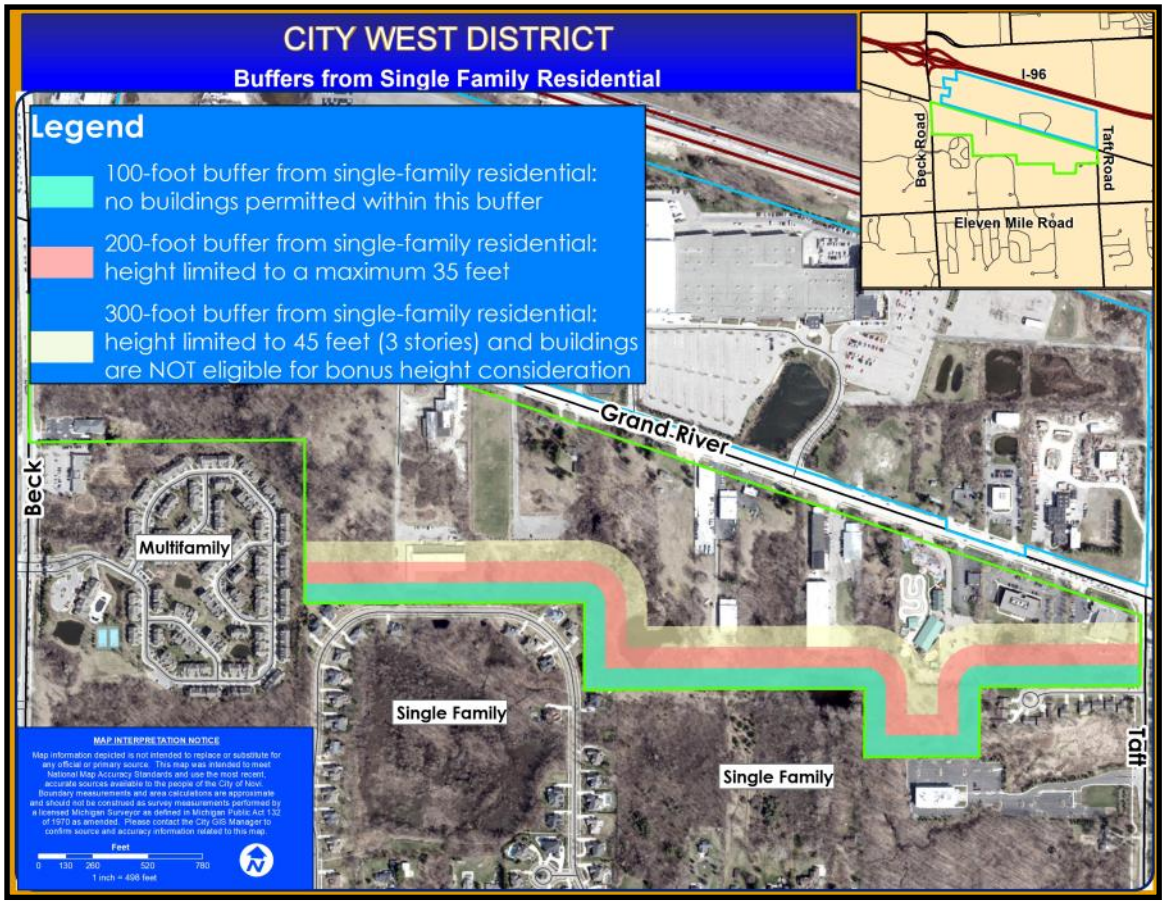


Figure D11: Main Street Village, pictured to the right, is an example of low-rise multi-family that could be built between 100 and 200 feet away from single family residential

D. Form Based Design/Inspiration Images

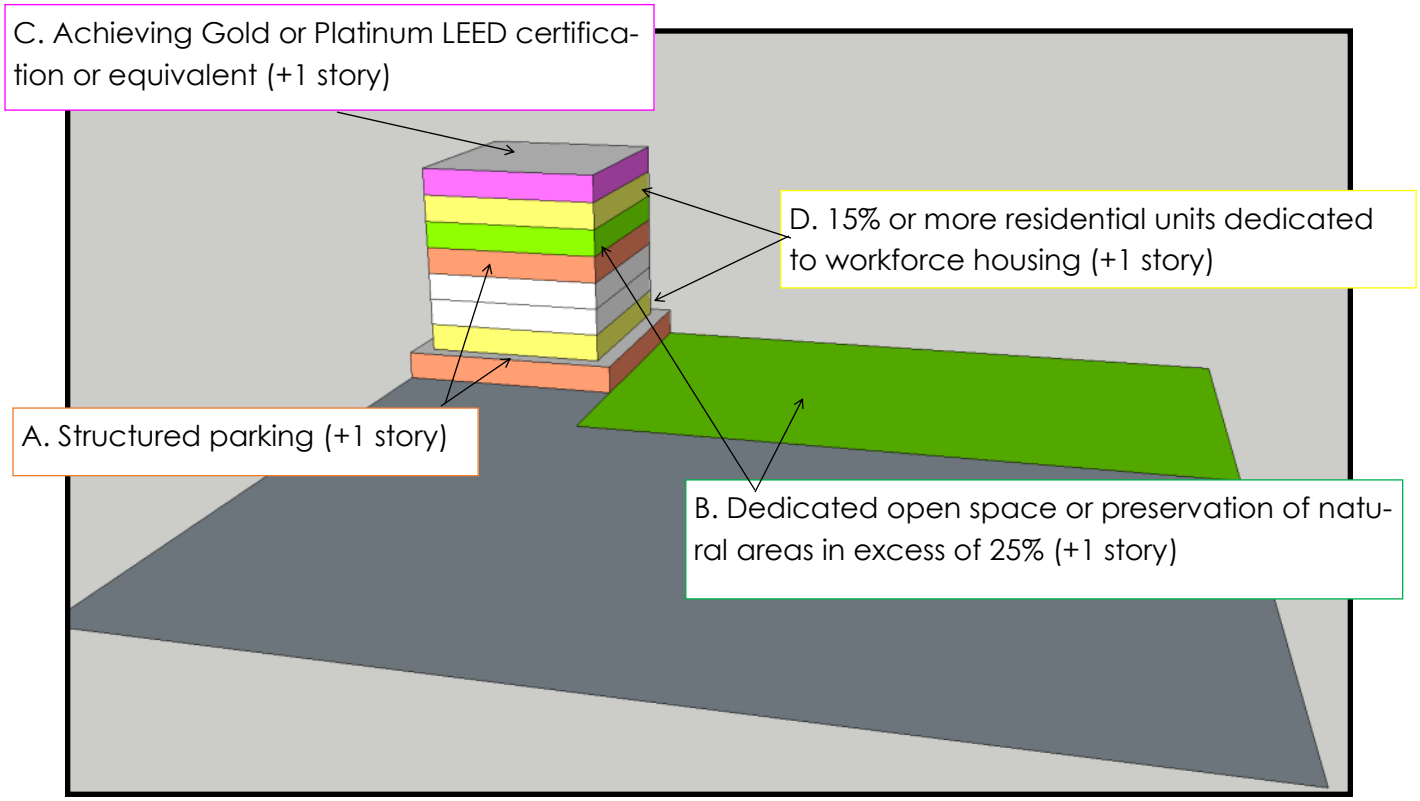
D.4 — Bonus Height

Within the City West District the minimum building height is 2 stories and the maximum building height is 3 stories. With the Mixed Use Development Option, the maximum height for the City West North area is 5 stories and the maximum height for the City West South area is 4 stories, but that **may be exceeded if bonus height conditions are met.**

Maximum building height in the north area may not exceed one-hundred fifteen (115) feet or 8 stories, whichever is less, and in the south area no building shall exceed 55 feet or 4 stories, whichever is less.

The following model in Figure D12 shows examples of how to achieve greater building height through qualifying for the bonus height conditions as described in 3.34.5.B.

Figure D12: bonus height model



A. Underground ***or*** structured parking (up to 2 additional floors—1 story per 125 spaces)

B. Providing 25% of the total site area as open space; the image above shows the open space consolidated in one location but this does not have to be the case

C. Applicants shall provide a narrative explaining how sustainability elements have been incorporated and quantify the impacts of those strategies

D. As described in section 3.34.5.B; the illustration above shows a floor dedicated to workforce housing in yellow and then an additional floor in yellow depicting the bonus story granted for satisfying this condition

D. Form Based Design/Inspiration Images

D.4 — Bonus Height

Figure D13 below shows minimum and maximum heights allowed in City West.

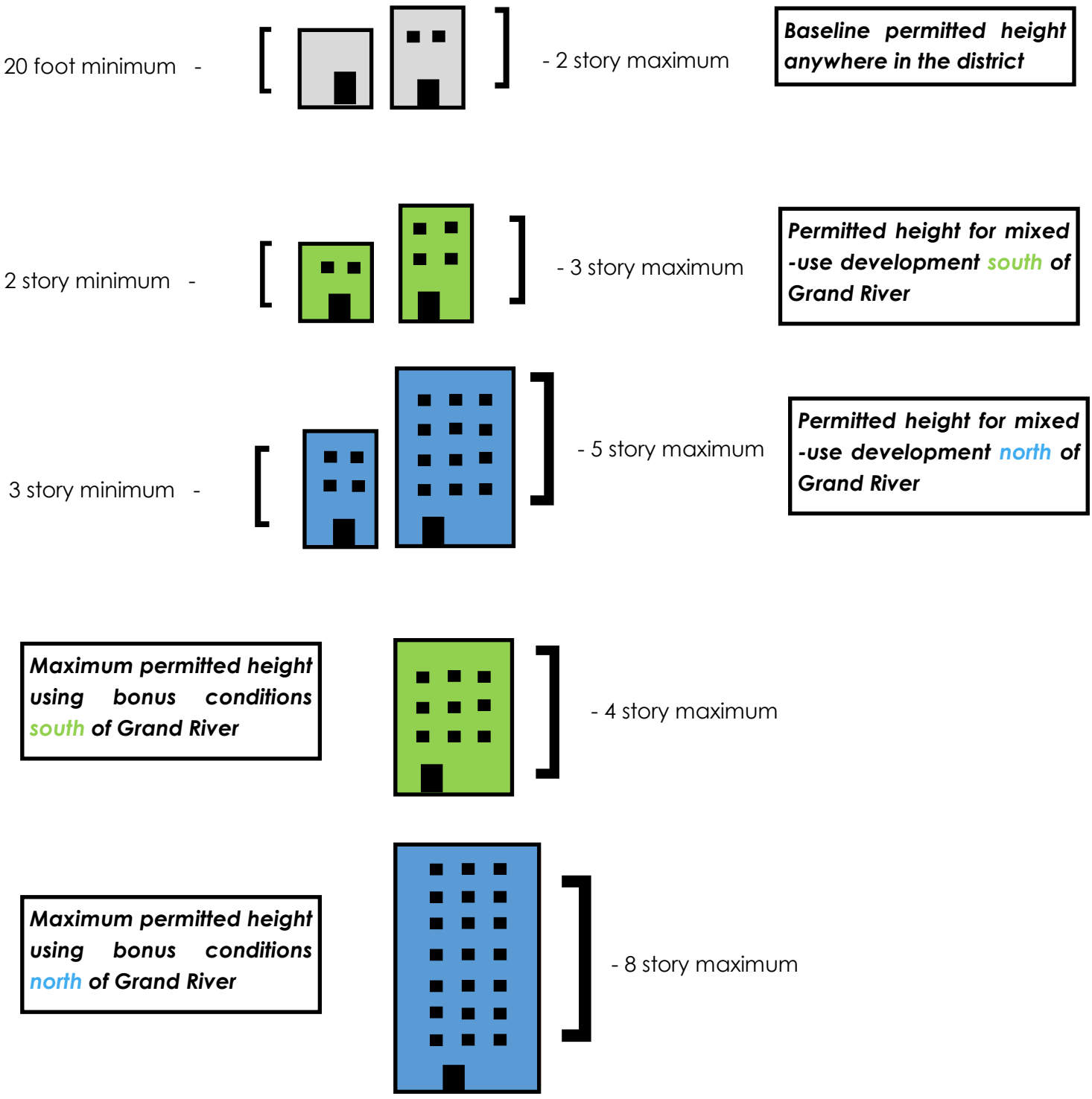
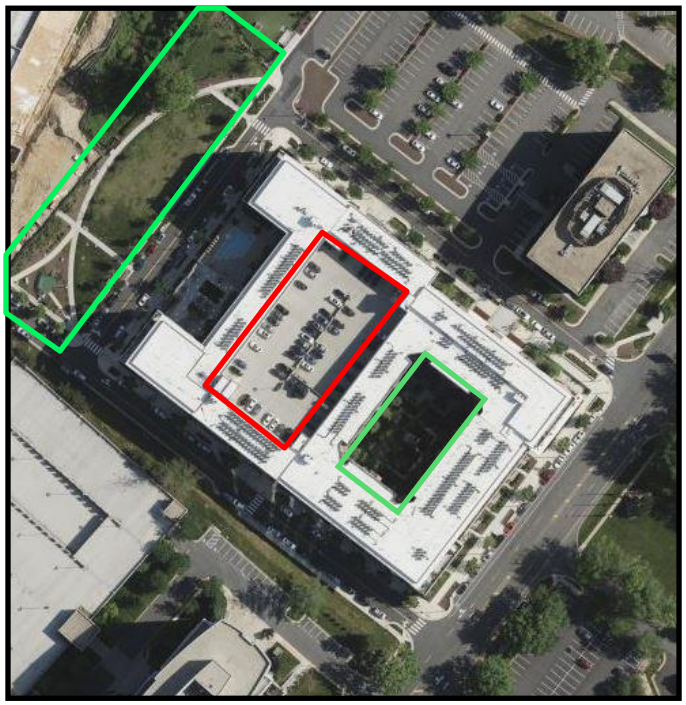


Figure D12: guide to allowable heights in City West

D. Form Based Design/Inspiration Images

D.4 — Bonus Height

Below are images of Highgate apartments, a residential building in Tysons, Virginia, a suburb of Washington, D.C. Structured parking is provided for residents with the entrance located on the ground floor. This is an example of a way for additional height to be granted through the bonus conditions as described in the City West Ordinance. Figure D14 shows an aerial of the apartment complex and the parking structure surrounded by the building. Figure D15 shows the street entrance to the garage and highlights the additional story granted from the inclusion of structured parking. Another way to earn bonus height is open space or preservation of natural areas in excess of 25%.

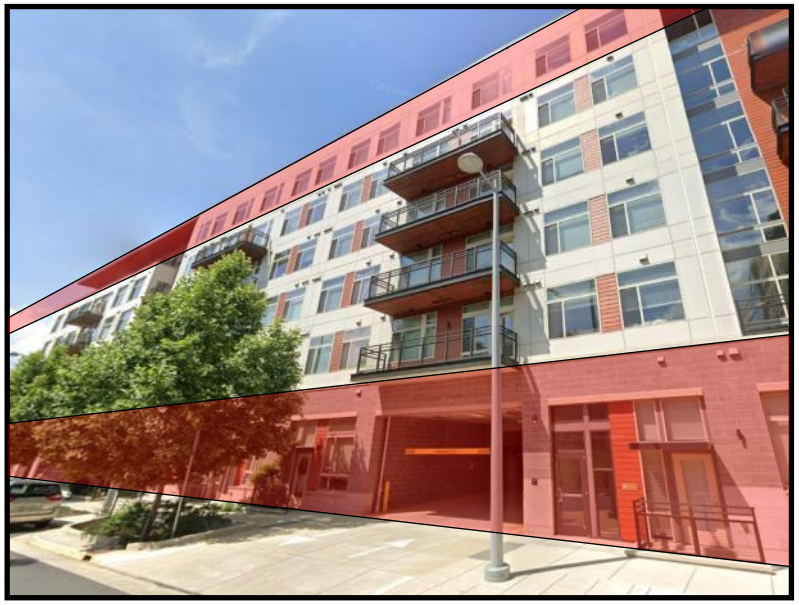


Allowing taller buildings can reduce the footprint and permit greater preservation of natural features

Figure D14: aerial of Highgate Apartments in Tysons, VA with parking and open space highlighted.

The structured parking on the ground floor and the additional height granted via bonus height are highlighted in the image to the right

Figure D15: street view of Highgate Apartments with structured parking entrance highlighted.



D. Form Based Design/Inspiration Images

D.4 — Bonus Height

Achieving gold or platinum LEED Certification or the equivalent can be done in many ways. The provision and use of energy and water efficient design, water conservation, reuse and preservation of resources, and sustainable lifestyle solutions are encouraged to be put into practice through this bonus height consideration. Visit the LEED Certification Levels web page to learn more.

Figure D16: green infrastructure included in the streetscape; source: deeproot.com

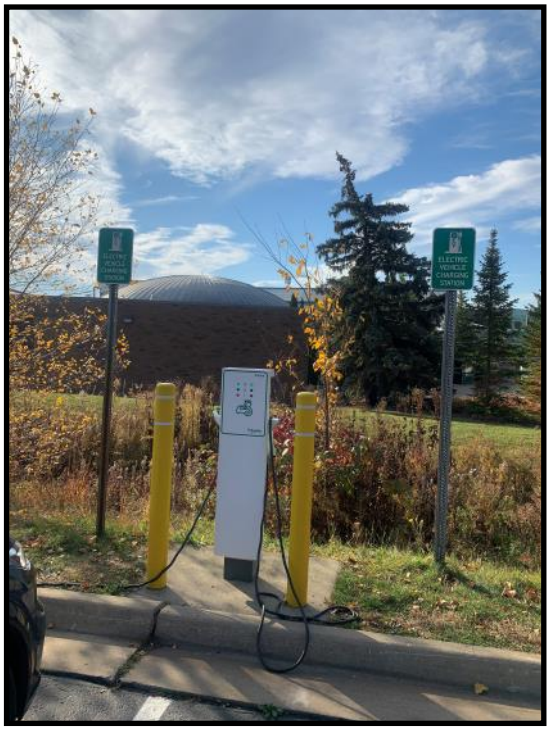


Figure D17: electric vehicle charging stations at the Novi Public Library; see subsection 5.2.15 for details on EV charging stations

Figure D18: solar arrays built in parking lots on Michigan State University's campus

The images on this page are examples of sustainable components that can be constructed on a site. These components are integrated into a site in parking lots or landscaping areas.

D. Form Based Design/Inspiration Images

D.5 — Inspiration Images

The following images are from peer communities or within the City of Novi itself. They contain certain details that could be included in City West developments.

Figure D19 (above) Orenco Station neighborhood in Hillsboro, Oregon

D20 (left): multi-family development in Carmel, Indiana

The landscaping and seating in the image to the right is an example of a public space being made available for nearby residents and visitors to meet. Civita Park also provides fountains and play structures for children, sport courts, picnic areas and native plantings.

Figure D21: public seating and shade structure in San Diego, CA

D. Form Based Design/Inspiration Images

D.5 — Inspiration Images

Figures D21 and D22 show images of a development in Wayzata, Minnesota, composed of senior residential and associated services in the northern half with retail and service businesses located on the ground floors throughout the development.

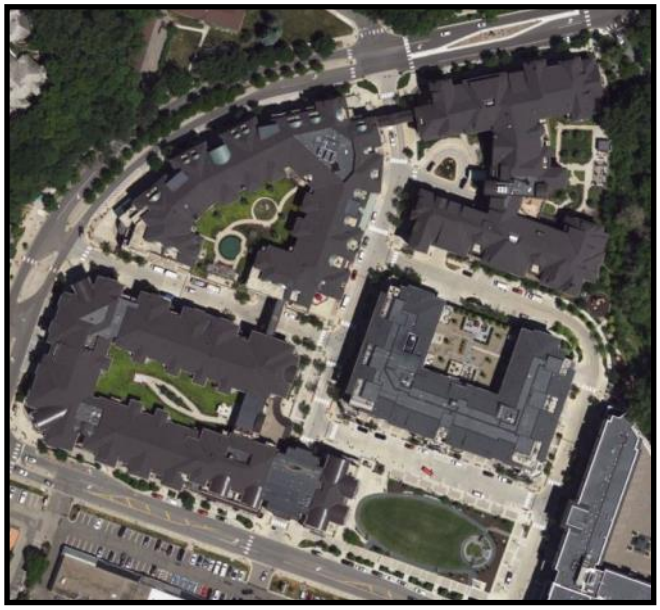


Figure D22: aerial of The Promenade in Wayzata, Minnesota

Figure D23: public seating and amenity a part of Folkestone, a senior residential community in Wayzata; source: preshomes.org

Figure D24: 618 South Main Apartments in Ann Arbor provide structured parking within the building, high quality building materials, offsets in the architecture, and balconies for its residents

Folkestone and The Promenade work well together in the fact that the businesses that operate on the ground floors in and around Folkestone are often catered towards the older population.

It is the intent of the City West District to encourage developments that are complementary to one another.

E. Recommended Design Guidelines

E.1 General Standards

E.2 Pedestrian Circulation

E.3 Screening

E.4 Lighting

E.5 Site Furnishings

E.6 Bicycle Amenities

E.7 Public Gathering space/plazas/p

E.8 Building Design

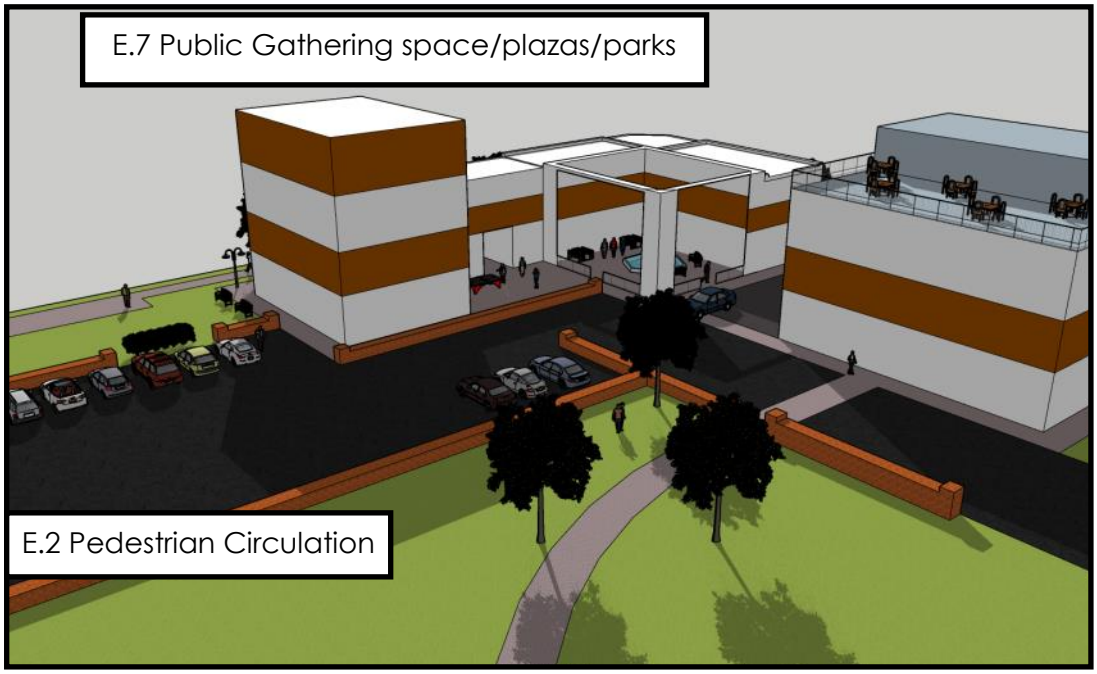
E.9 Parking Structures

E.10 Landscaping

E.11 Greenway Buffers

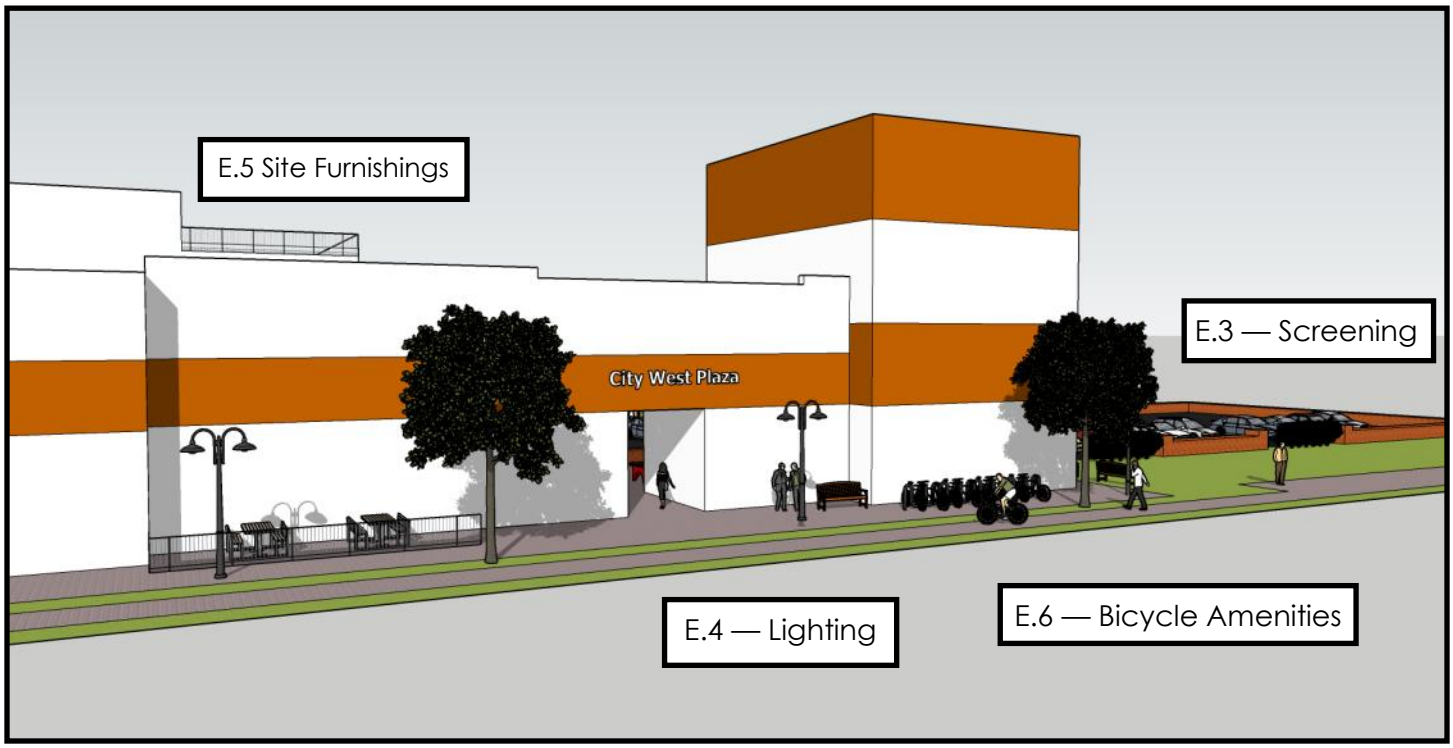
E. Recommended Design Guidelines

Figure E1: model of development with public gathering spaces



Section E — The Recommended Design Guidelines draws language from the Zoning Ordinance to explain design standards that are encouraged to be incorporated into developments in City West. Figures E1 and E2 are models containing certain aspects anticipated to be included in City West sites such as amenities for pedestrians, public meeting areas, signage, lighting, and other details as laid out in this section. The section will break each subsection into **Design Intent**, **Configuration and Scale**, and **Colors and Materials**, where possible.

Figure E2: model with recommended design guidelines



E. Recommended Design Guidelines

E.1 — General Standards

Design Intent

The proposed uses will **complement and support the intent** of the City West district, the convention center and other established uses within this area of the City.
Proposed projects will demonstrate that **design coordination and connection with adjacent property,** developed or not, has been accomplished.

The Suburban Collection Showplace brings numerous visitors to Novi every year. The uses in the City West District are meant to supplement the visitors and guests of the city with entertainment and restaurant options, and other complementary uses, within a walkable distance.

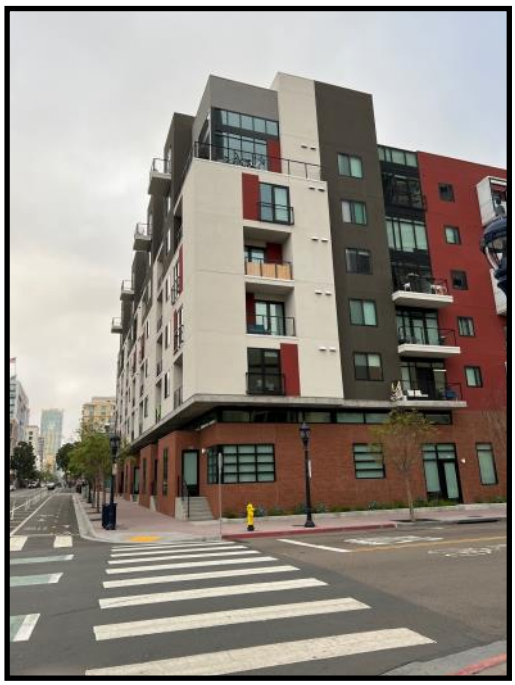
Figure E3 (left): The Hyatt Hotel at the Suburban Collection Showplace in Novi

Configuration and Scale

An **attractive street-level environment** has been achieved that focuses on the **pedestrian experience** and provides public space amenities

Vehicular safety provisions and controls have been applied particularly with regard to access to the surrounding street network

Figure E4: splash pads in Carmel, IN



Colors and Materials

Aesthetic quality is improved in terms of design, exterior materials and landscaping, including internal compatibility within the development as well as its relationship to surrounding properties to accommodate future development

Figure E5: apartment building in San Diego, CA with high-quality aesthetic design and exterior materials

E. Recommended Design Guidelines

E.2 — Pedestrian Circulation

Design Intent

Development will be pedestrian-oriented, with a high degree of transparency on the ground level and functional, attractive outdoor amenities such as plazas, seating and lighting. Parking is placed to the side or rear of main buildings, driveways are consolidated on the major thoroughfare, and on-street parking is permitted on secondary streets.

Scale and Configuration

All buildings shall be oriented parallel to the primary pedestrian street with direct entrances and windows facing the street.

Color and Materials

Entrance doors are encouraged to include architectural details such as contrasting paint or material colors and decorative trim.

Figure E6: townhomes in Carmel, Indiana

Figure E7: pedestrian amenities in Carmel, Indiana

NOTE: MDO Projects with a single use may be considered for density reserved for mixed-use projects if there is a clear relationship between complementary uses, **including if direct pedestrian connections and buildings entrances are located within 300 feet measured along the pedestrian route** (3.34.2.B)

Figure E8: crosswalk at a residential development in Novi

E. Recommended Design Guidelines

E.2 — Pedestrian Circulation

Design intent

Site amenities shall create tidy and well-landscaped plazas and pedestrian walkways with decorative paving, pedestrian-scale lighting, seating, trash receptacles, landscape treatments, and attractive architectural features at entranceways and focal points of the development (e.g. arch, gateway, bell tower, fountain, public art). All such amenities shall be privately owned and maintained and shall be included in an open space maintenance agreement.

Figure E9: model with fountain, pedestrian walkways, and seating

Scale and Configuration

Buildings shall be oriented on the property to emphasize a continuous street presence and provide greater pedestrian access and circulation to the site. The main entry to each building shall be from the primary public streetscape, with one entry for every 75 feet of façade along the front lot line. Alongside lot lines, functional entries are required every 100 feet, or fraction thereof, where sidewalks are present.

Figure E10: model showing one entry every 75 feet

Street trees should be planted to define the pedestrian corridor and buffer traffic lanes. It will be necessary to understand mature tree height when trees are located within utility easements.

The design of pedestrian walkways and non-motorized paths shall be reviewed with the goal of achieving **connectivity and safety**, and also considering the objectives and intent of this district.

E. Recommended Design Guidelines

E.3 — Screening

Design Intent

Developments which abut off-site single family residential zoned property, shall incorporate noise reduction and visual screening provisions such as earthen and/or landscape berms and/or decorative walls, which shall be approved as to design and location. There is a perimeter setback and screening for the purpose of **buffering the development** in relation to major highways or adjacent residential developments. Developments should include proper setback, landscaping, and massing to address privacy and compatibility with adjacent developments or land.

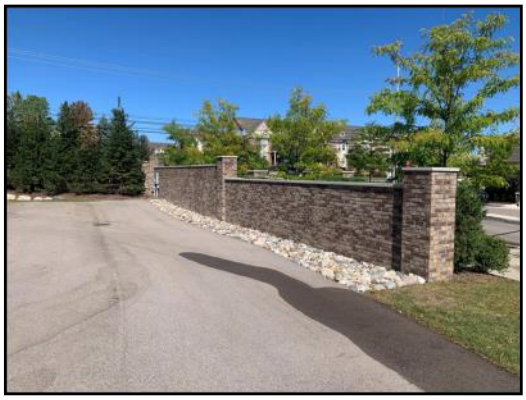


Figure E11: Huntley Manor Apartments in Novi has screening that separates Grand River, a major arterial, from residential units. Both decorative walls and landscaping in the form of trees were used to screen the homes from the street.

Scale and Configuration

Surface parking lots shall be screened from all major thoroughfares by either (1) a two and one-half (2.5) foot ornamental brick or stone wall with intermittent landscaped breaks, or (2) a semi-transparent screening such as brick pilaster with metal decorative fence in order to maintain attractive streetscapes as approved by the City's Landscape Architect.

The figures below show the various screening treatments. Figure E12 shows a 2.5-foot brick or stone wall with a landscape break. Figure E13 shows a brick and metal decorative fence.

Figure E12: brick wall with landscape break

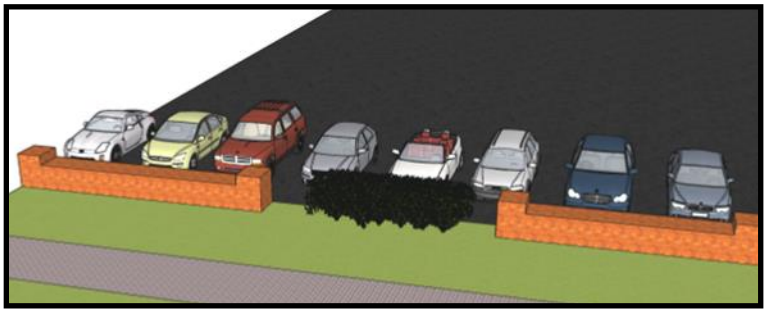
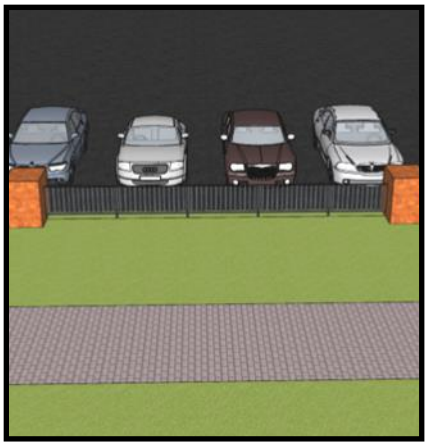


Figure E13: brick with metal fence



E. Recommended Design Guidelines

E.4 — Lighting

Design Intent

Signage, lighting, streetscape, landscaping, building materials for the exterior of all structures, and other features of the project, shall be designed and completed with the objective of achieving an **integrated and controlled development**, consistent with the character of the community, surrounding development or developments, and natural features of the area.

LED Roadway Series; source: DTE Outdoor Lighting Catalog

LED Teardrop Series; source: DTE's Outdoor Lighting Catalog

Configuration and Scale

Height of light fixtures will depend on location in the district. The examples on the left include the LED Roadway Series, meant for local roadways and walkways, and the LED Teardrop Series, meant for downtown districts, plazas, and commercial developments.

Colors and Materials

Light fixtures shall take recommendation from DTE's latest Outdoor Lighting Catalog to determine both light fixture and light pole.

Lighting and landscaping provided along pathway to create a controlled environment. Lighting along pedestrian pathways is essential in maintaining a friendly, safe environment at all times of day.

Figure E14 (below): street view of the Promenade in Wayzata, Minnesota

Figure E15 (above): Monon Greenway in Carmel, Indiana.

The development to the left provides ample lighting in addition to porticoes to shelter pedestrians from inclement weather when they walk from place to place

E. Recommended Design Guidelines

E.5 — Site furnishings

Design Intent

Site amenities shall create tidy and well-landscaped plazas and pedestrian walkways with decorative paving, pedestrian-scale lighting, seating, trash receptacles, landscape treatments, and attractive architectural features at entranceways and focal points of the development (e.g., arch, gateway, bell tower, fountain, public art). All such amenities shall be privately owned and maintained.

Figure E16: the receptacle shown to the left is encouraged to be used as a site furnishing (DuMor receptacle 107— black)

Figure E17: the bench shown above is used in parks and along sidewalks within Novi

E.6 — Bicycle amenities

Design Intent

Bicycle parking shall meet or exceed the standards set forth in Section 5.16 Bicycle parking facility requirements. Figure E18, shown below on the left, exceeds the standards by providing bicycle fix-it stations in addition to the standard bicycle parking.

Figure E18: bicycle parking and fix-it station along the Monon Trail in Carmel, Indiana

Figure E19: bicycle parking outside of the Civic Center in Novi

E. Recommended Design Guidelines

E.7 — Public gathering space/plazas/parks

Design Intent

Open Space. A minimum of fifteen (15) percent of the gross site area of a commercial or mixed-use development shall be devoted to publicly accessible, permanently landscaped usable open spaces and pedestrian plaza areas (such as internal walkways, linear or pocket parks, plazas, or other space for public gatherings accessible to non-residential occupants and invitees). Common open space and amenities that **enrich the lives** of the residents should be incorporated.

Figure E20: Huntley Manor Apartments in Novi

Configuration and Scale

Small strips of landscaped area, landscaped end islands, and similar areas that are less than twenty (20) feet wide shall not be counted toward the required open space on the site. Up to 50% of the required open space may consist of areas that are regulated by City of Novi woodland and/or wetland ordinances **if they are permanently protected by conservation easements**. Wherever natural open spaces shall be created or preserved, they shall be **physically connected**, when possible, to adjacent natural open space areas.

Figure E21: Gateway Townhomes in Novi

Figure E22: Farmer's Market in Northville; source: Northville Chamber of Commerce

E. Recommended Design Guidelines

E.8 — Building design

A. All developments with two or more buildings shall be designed with **variation between building setbacks** and/or placement to avoid the creation of monotonous streetscapes. Site plans shall be designed with variation in both the patterns and the siting of structures so the appearance of the streetscape is not repetitive. The following design guidelines shall be considered:

B. Varying roof lines and forms: provide offsets or breaks in roof elevations of two (2) feet or greater in height. Incorporate roof pitch and materials of adjacent buildings into carport or garage roofs.

C. Building façade colors and materials: **At least two variations in color and materials** should be used in the treatment of the building façade. Decorative patterns on exterior materials may include scales/shingles, wainscoting, ornamentation, and similar features that incorporate texture and interest.

D. **Bays, porches and balconies**: Incorporate smaller-scale forms such as bays, recessed or projecting balconies or porches and dormers into the design to visually reduce the height and scale of the building and to emphasize the definition of individual units.

E. Wall offsets: A wall offset is defined as a projection or recess of a façade wall of at least two (2) feet in depth. Wall offsets should be incorporated onto those building facades having a length of 40 feet or greater. Wall offsets should be a minimum of six (6) feet in length.

F. Windows: **Decorative window features**, such as arched windows, transoms, decorative pediments, and/or window shutters that are sized appropriately and proportionally to the window are encouraged on those facades fronting on streets. The use of recessed windows, moldings, decorative trim and wood frames to add three-dimensional quality and shadow lines to the façade.
   - On retail buildings, windows within areas of the premises to which the public is invited shall be mostly transparent.

Additional conditions for Townhomes:

- No more than 8 attached units per buildings
- Minimum distance between buildings of 20 feet

Figure E23: townhomes by Caliber Homes of Ontario

E. Recommended Design Guidelines

E.8 — Building design

Design Intent

Townhouse and apartment dwellings are **designed to be compatible** with surrounding neighborhoods and land use

Configuration and Scale

Structural placement, building orientation, and landscaping treatment along the streetscape and open space areas comply with design guidelines. Site design guidelines orient and cluster buildings and design parking, landscaping and open space in ways that **connect to surrounding neighborhoods and complement view-sheds** and surrounding natural features.

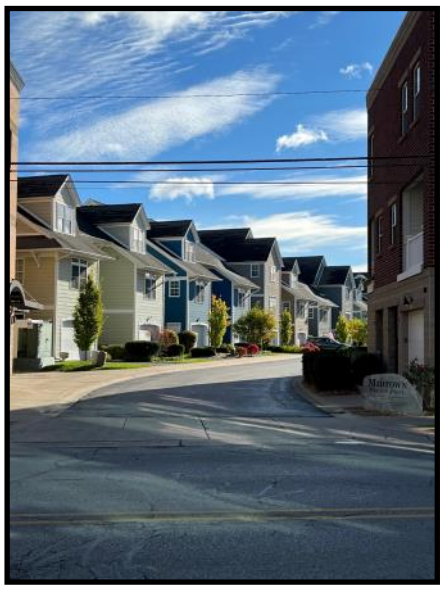


Figure E24: (right) Townhomes as residential infill in Traverse City, Michigan

Compatibility and connectivity are recommended to take high priority in site design. Figure E24 to the right shows a clustering of residential buildings that frames the street. The plaza in Figure E25 below sits in front of an office building and can serve as a meeting place for those who live and work in the area.

Figure E25 (below): rendering of a plaza in Virginia Square in Arlington, Virginia; source: arlnow.com

E. Recommended Design Guidelines

E.9 — Parking Structures

Design Intent

Buildings are encouraged to have parking on the ground level or in structured garages. Structured parking within or under the building shall be aesthetically and effectively screened through architectural design, landscaping, or other means, from adjacent drives, walkways, and buildings, and particularly from the street level view.

Color and Materials

An architectural treatment, such as a finished fascia, shall be provided to shield any unfinished structural elements (including electrical elements, exposed metal beams, and fireproofing material) or mechanical appurtenances from a viewing position at grade from the opposite side of the street.

Figure E26: Parking structure with screening and high quality material in Ann Arbor

Scale and Configuration

The perimeter of each parking structure floor above street level shall have an opaque screen or other screening mechanism to shield automobiles from public view. The screen shall be at least 3½ feet high measured from the finished floor elevation.

Figure E27: Parking structure in Traverse City

The top floor of parking structures that are open to the sky are subject to landscaping requirements for parking areas as described in subsection 5.5.3.C.

35% of parking structure frontage shall have foundation landscaping (living walls could meet that requirement

E. Recommended Design Guidelines

E.10 — Landscaping

Design Intent

The intent of the landscaping in City West is to promote walkability, create welcoming environments, and establish public areas where people may gather. Many aspects of the landscaping should be uniform across developments to promote the identity of a single district. City West is meant to be more urban in character, thus the landscape standards are less stringent compared to other areas of the City. Standards differ between commercial/mixed use buildings and strictly multifamily residential. See table 3.34.6.E in the ordinance text for mixed-use and commercial building requirements.

Configuration and Scale

In areas where the surface is made up primarily of concrete, box planters and other urban style planters can be used in front of each building, with occasional larger beds to provide visual interest. Planters should be placed to frame seating areas and in front of buildings. The quantity of trees planted shall be based on building frontage, but will be more flexible in order to prioritize healthy tree growth. For example, if steps are taken to ensure the longevity and health of planted trees, then the required quantity may be lessened. An example of this includes the use of silva cells with permeable pavers (seen below in Figure E28), or an approved equal alternative that encourages trees' survival with minimal open area.

Figure E28: illustration of silva cells underneath urban trees; source: landscapeperformance.org

Colors and Materials

There should be a mix of evergreen and flowering plants used in planting to provide year-round interest. In order to protect trees from bike locks and other potential hazards, tree guards (seen below in Figure E29) are encouraged to be used.

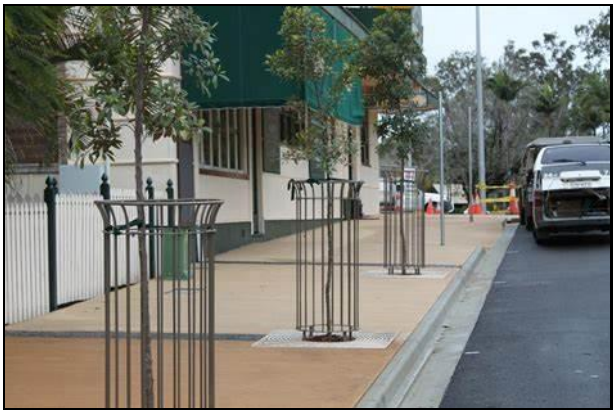


Figure E29 (above): image of tree guards in New Zealand; source: urbaneffects.co.nz

Figure E30 (left): image of a linear pocket park in between townhomes near Richmond, VA

E. Recommended Design Guidelines

E.10 — Landscaping

Flexibility

To allow for the necessary flexibility of urban landscape design, new landscaping standards have been established for both the residential, nonresidential, and mixed-use developments in City West. The new standards generally lessen the amount of landscaping required, including fewer canopy trees per dwelling unit, smaller greenbelts, and flexibility for paved open areas to include features such as movable planters to satisfy landscaping requirements.

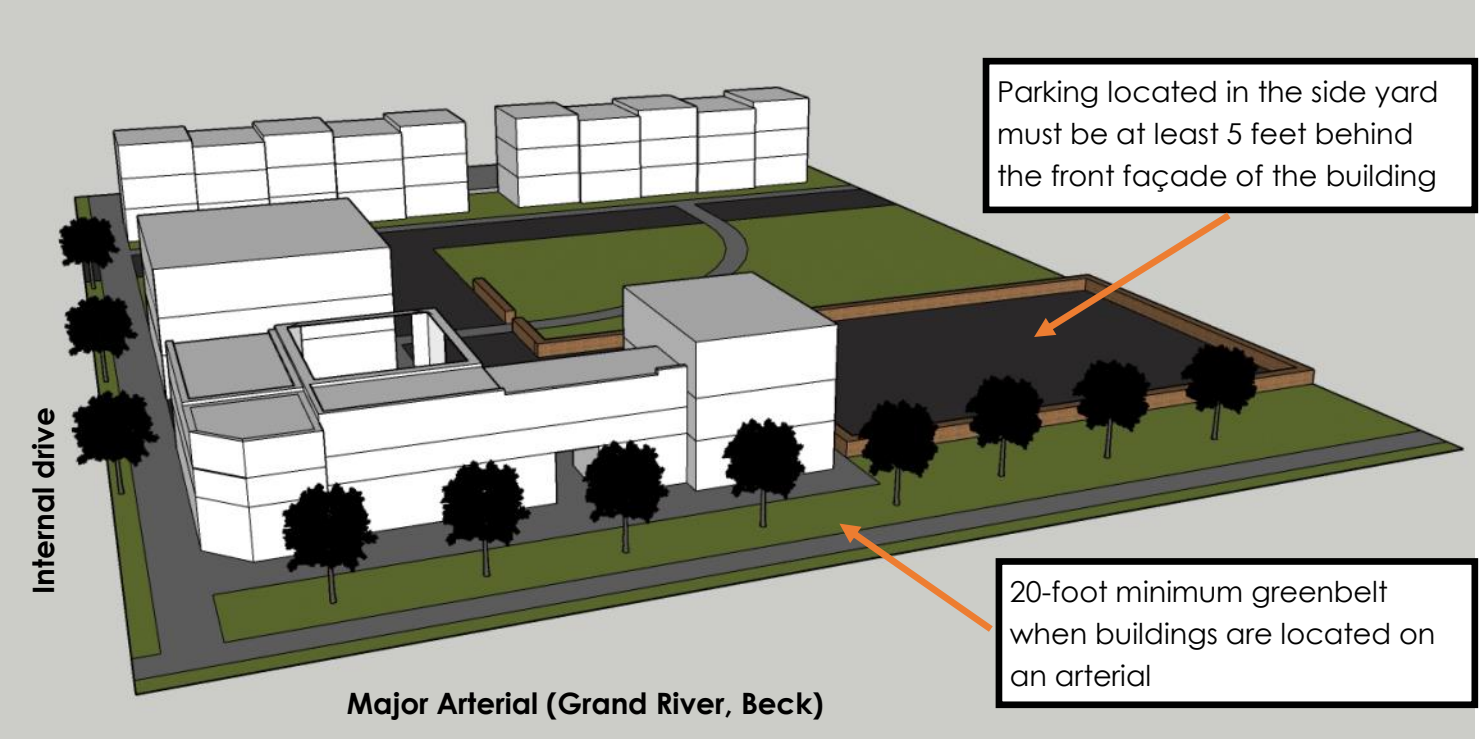


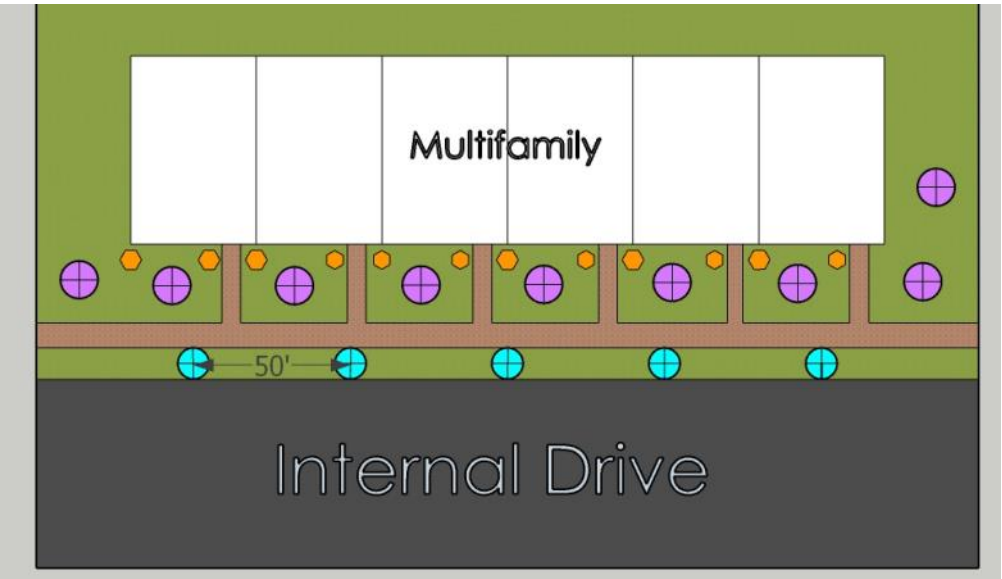
Figure E31: model showing some new landscaping standards for City West

Greenbelt on an arterial (Grand River, Beck)

The greenbelt must meet a minimum 10 foot requirement if adjacent to parking and a 20 foot requirement if not adjacent to parking. See Figure E31 above. Even spacing of canopy and subcanopy trees is required. See Table **3.34.6.E Landscaping Requirements for Mixed Use/Commercial Buildings** in the ordinance text for more detail.

E. Recommended Design Guidelines

E.10 — Landscaping



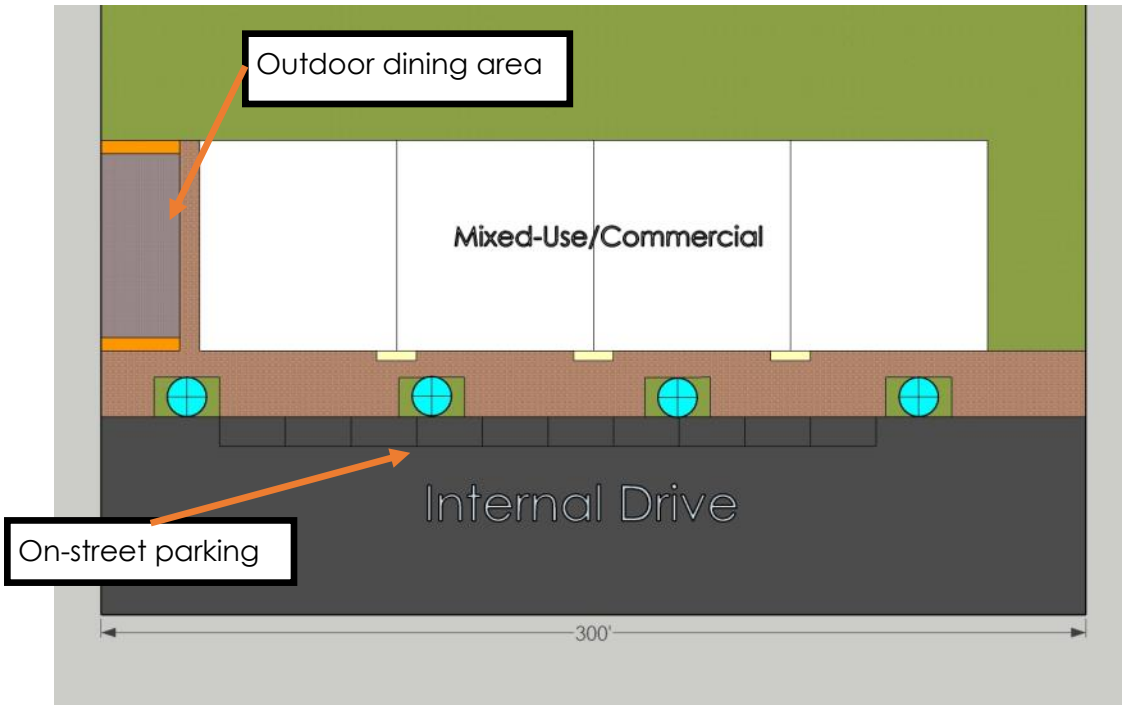
For buildings that are standalone multifamily uses, the tree count will be based on the number of first livable floor units at **1.5 trees per unit**, in addition to **2 shrubs per first floor unit**. Interior street trees shall be placed **one per 50 linear feet.**

6 units x 1.5 trees/unit = 9 trees

6 units x 2 shrubs/unit = 12 shrubs

Canopy trees every 50 linear feet, evenly spaced

Figure E32: landscaping standards model for multifamily



Commercial standalone buildings or mixed-use buildings with commercial on the first floor in City West have more urban landscaping standards than other similar uses throughout the City. For internal drives, there shall be **1 canopy tree per 75 linear feet**, spaced not closer than 25 feet apart from each other and planted in silva cells or equivalent substitutes to ensure tree health.

Figure E33: landscaping standards model for mixed-use/commercial

Canopy trees every 75 linear feet, spaced not closer than 25 feet

60% of periphery landscaped for outdoor dining area (permanent beds or movable planters)

If sidewalk 12 ft or wider, 15% of building frontage shall have foundation landscaping 2-3 feet deep

2016 MASTER PLAN FOR LAND USE

EXCERPT

2016 Master Plan Goals

1. **Quality and variety of housing**. The City of Novi is known for its high-quality residential neighborhoods and should strive to ensure the availability of a wide range of attractive housing choices that are protected from noise, traffic, and other impacts of non-residential development. Encourage the development of neighborhood open space and neighborhood commercial goods and services to minimize motorized travel.
2. **Community identity**. The City's identity is largely based on its high-quality residential neighborhoods and schools, destination retail and convention space, and its parks. The City should supplement that identity by enhancing the preservation of the City's historic resources and expansion of its cultural opportunities. New development of land should continue to be of high-quality design and materials.
3. **Environmental stewardship**. The City of Novi is significantly enhanced by the preservation of natural resources in both residential and non-residential areas. Maintain public and private stewardship of the natural environment through the preservation of open space, protection of woodlands and wetlands, and utilization of low-impact development techniques.
4. **Infrastructure**. Invest wisely into the ongoing maintenance and improvements to existing infrastructure, including utilities and the transportation network. Ensure that new development minimizes the demands placed on the City's existing infrastructure. Support the City's entire transportation network through the development and enhancement of non-motorized transportation facilities and amenities.
5. **Economic development**. The City's developed land, infrastructure, and natural resources are interconnected and collectively impact the daily lives of the City's residents and business owners. The City should strive to maintain the balance between the economy, the environment, and the community to ensure sustainable development that meets the needs of today while ensuring that the needs of future generations can be met.

Objectives

Objectives are grouped by general goal. In many cases, the objectives align with more than one goal. In the Implementation chapter, these alignments are provided as cross-references.

General Goal: Quality and Variety of Housing

1. **Southwest Quadrant.** Maintain the semi-rural character of the southwest quadrant of the City that is created by low-density residential development and undeveloped land.
2. **Twelve Mile-Napier-Wixom Roads Study Area.** Develop the Twelve Mile, Napier, and Wixom Roads Study Area, as identified in the 2008 Master Plan, with a mix of residential, educational, and commercial uses in an aesthetically pleasing manner that is compatible with neighboring land uses and complements the natural environment.
3. **Provide residential developments that support healthy lifestyles.** Ensure the provision of neighborhood open space within residential developments.
4. **Safe housing and neighborhoods.** Enhance the City of Novi's identity as an attractive community in which to live by maintaining structurally safe and attractive housing choices and safe neighborhoods.
5. **Maintain existing housing stock and related infrastructure**.
6. **Provide a wide range of housing options.** Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.

General Goal: Economic Development / Community Identity

7. **I-96/Novi Road Study Area**. Develop the I-96/Novi Road Study Area in a manner that reflects the importance of this important gateway to the City in terms of its location, visibility, and economic generation. Mitigate impacts to the City's infrastructure. (See page 125)
8. **City West/Grand River & Beck Road**. Develop the City West/ Grand River Avenue and Beck Road area in a manner that supports and complements neighboring areas. (See page 126)
9. **Pavilion Shore Village.** Develop a cohesive mixed use village that complements the surrounding neighborhood. (See page 112)
10. **The Anglin Property.** Foster development of a mixed-use district that complements Novi Town Center. (See page 118)

General Goal: Community Identity

11. **Maintain quality architecture and design throughout the City**. Set high standards and promote good examples for use of public property through the City's actions.
12. **Create a stronger cultural presence and identity for the City by working with the Novi Historical Commission and other groups to preserve historic structures and creating gathering places for residents and community activity**.

General Goal: Environmental Stewardship

13. **Protect and maintain the City's woodlands, wetlands, water features, and open space**.
14. **Increase recreational opportunities in the City.**
15. **Encourage energy-efficient and environmentally sustainable development through raising awareness and standards that support best practices**.

General Goal: Infrastructure

16. **Provide and maintain adequate water and sewer service for the City's needs**.
17. **Provide and maintain adequate transportation facilities for the City's needs**. Address vehicular and non-motorized transportation facilities.

General Goal: Economic Development

18. **Retain and support the growth of existing businesses and attract new businesses to the City of Novi**.

General Goal: Economic Development / Community Identity

19. **Ensure compatibility between residential and non-residential developments.**

Future Land Use Descriptions

The **Future Land Use Map FLU-1** is shown on page 47. Land use designation descriptions modified in this 2016 Master Plan Update are indicated in **green text and are referenced in the overall Map FLU-6 at the end of this chapter.**

Single-Family Residential

This land use is designated for single-family detached residential. The recommended density or the number of dwellings per acre varies throughout the City. Higher density residential land use is designated in areas that transition to commercial or light industrial developments. Refer to the **Residential Density Map FLU-2** for specific density recommendations. **The property now developed as Berkshire Pointe has been changed from a designation of Community Commercial to Single-Family Residential.**

Manufactured Home Residential

This land use is designated for housing within a manufactured housing community, created according to the regulations in the Manufactured home Commission Act. Housing in these areas is manufactured in a factory, brought to the site, and in most cases placed on property leased from a park operator.

Multiple-Family Residential

This land use is designated for multiple-family residential dwellings in a variety of settings, ranging from two-family dwellings to low-rise and high-rise apartment complexes. Refer to the Residential Density Map for specific density recommendations.

Suburban Low Rise

This land use is designated for 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.

Community Office

This land use is designated for small- and medium-scale office uses that primarily serve the residents of the City. The area may also include facilities for human care and indoor or outdoor recreation.

Office Commercial

This land use is designated for a variety of medium-scale and large-scale general and medical office buildings or complexes with limited personal service and retail uses. The area may also include facilities for human care, hotels, motels, higher education and indoor or outdoor recreation.

Office, Research, Development and Technology

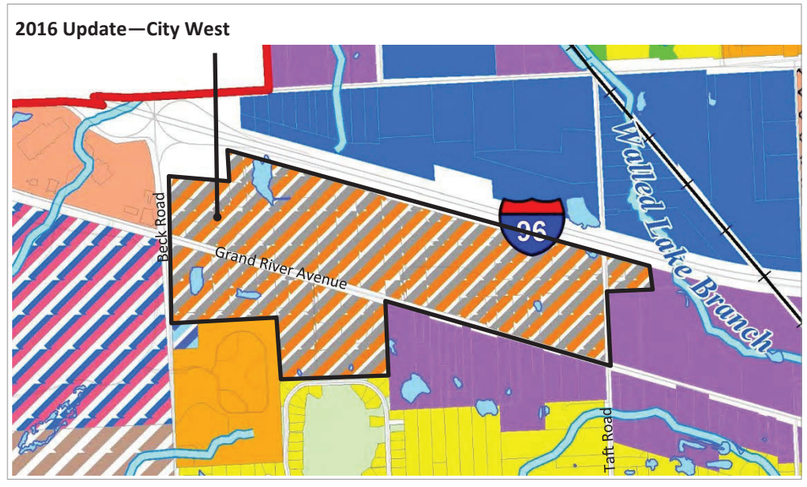
This land use is designated for a variety of medium-scale and large-scale general and medical office buildings or complexes and research, development and technology facilities, with or without related manufacturing or warehouse facilities. The area may also include facilities for office, research and development support services, human care, hotels, motels, higher education and indoor or outdoor recreation. **In addition, this designation incorporates the former Office, Research, Development, and Technology with Retail Service Overlay (see text that follows) that may allow a limited amount of retail services in appropriate locations to serve the employees and visitors of these use areas, including but not limited to fuel stations, car washes, restaurants (including drive-through) and convenience stores as implemented through the Zoning Ordinance.**

Office, Research, Development and Technology with Retail Service Overlay—Deleted (2016 update) This land is now a part of the City West land use planning category.

City West (2016 update)

This land use is designated to accommodate a mix of uses in a dense, walkable setting. It is anticipated that this area will attract young professionals and empty nesters looking for more dense housing options along with vibrant retail, restaurant, entertainment, and office uses. Typical building heights will range from two to five stories. Additional building height, up to ten stories, is envisioned along the I-96 frontage. This may require structured parking and enhanced pedestrian linkages will be important. A system of local and collector streets will be established to connect sites and provide additional parking. Ground floor retail, restaurant, and entertainment uses are envisioned throughout the area, and should be included in structured parking to maintain an interesting, continuous street life for pedestrians.

2016 Update—City West



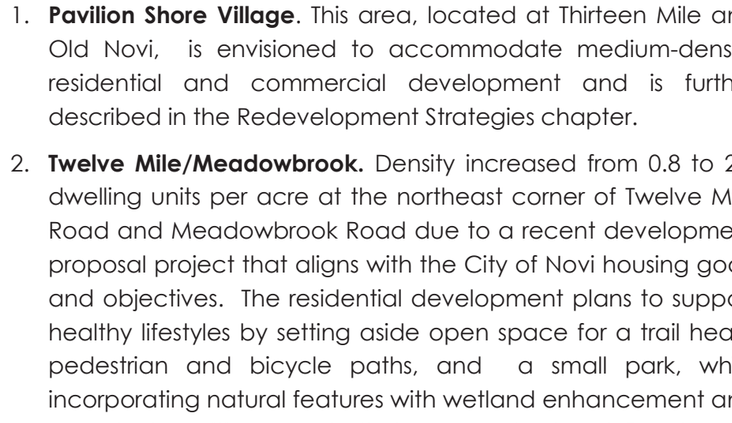
Local Commercial

This land use is designated for convenience shopping for residents within nearby neighborhoods. It includes retail, personal service establishments, and small offices.

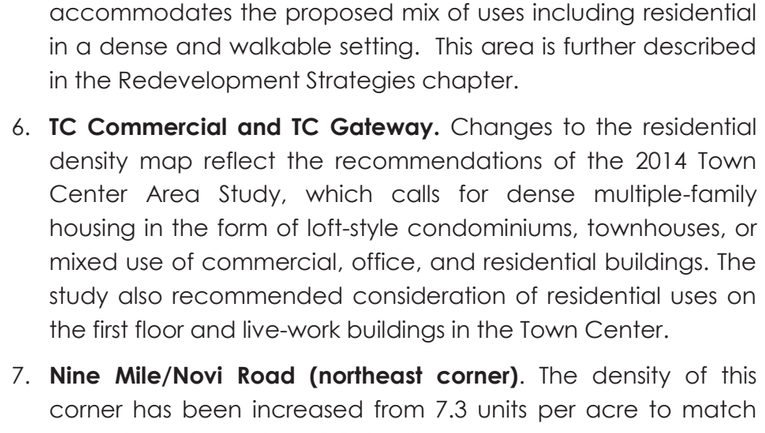
In order to provide for a greater variety of housing types, the 2016 Master Plan update provides seven notable changes to the residential density map. These changes are highlighted on **Residential Density Update Map FLU-3** on the following page.

1. **Pavilion Shore Village**. This area, located at Thirteen Mile and Old Novi, is envisioned to accommodate medium-density residential and commercial development and is further described in the Redevelopment Strategies chapter.
2. **Twelve Mile/Meadowbrook.** Density increased from 0.8 to 2.5 dwelling units per acre at the northeast corner of Twelve Mile Road and Meadowbrook Road due to a recent development proposal project that aligns with the City of Novi housing goals and objectives. The residential development plans to support healthy lifestyles by setting aside open space for a trail head, pedestrian and bicycle paths, and a small park, while incorporating natural features with wetland enhancement and a context-sensitive greenbelt along Meadowbrook Road.
3. **PD2.** Not included on the 2004 density map, this area is planned for 20.7 units per acre to permit development that complements the high-intensity commercial uses nearby.
4. **Berkshire Pointe**. This area was once designated for commercial use and has been added to the residential density map to reflect rezoning and development that occurred after the previous plan.
5. **City West.** The future land use designation City West provides for mixed use development, including a high residential density of 20 dwellings/acre south of Grand River and 30 dwellings/acre north of Grand River near the freeway. This density accommodates the proposed mix of uses including residential in a dense and walkable setting. This area is further described in the Redevelopment Strategies chapter.
6. **TC Commercial and TC Gateway.** Changes to the residential density map reflect the recommendations of the 2014 Town Center Area Study, which calls for dense multiple-family housing in the form of loft-style condominiums, townhouses, or mixed use of commercial, office, and residential buildings. The study also recommended consideration of residential uses on the first floor and live-work buildings in the Town Center.
7. **Nine Mile/Novi Road (northeast corner)**. The density of this corner has been increased from 7.3 units per acre to match the adjacent density of 9.3 dwellings per acre.

As noted in the Build-Out Analysis and the **Residential Density Update Map FLU-3** (see following page), high density mixed use areas such as City West and TC Gateway are planned to permit concentrated density in selected locations, but there is a limit to the number of new units based on infrastructure limitations and City policy. See page 49 for residential unit limits in mixed use areas.



Dense and walkable with access to nearby amenities, Mainstreet Village is an example of Missing Middle housing in Novi.



The existing Hyatt Place hotel at the Suburban Collection Showplace is similar in scale and impact on utility service as many of the use options proposed for the interstate-adjacent portion of City West.

Images above: This courtyard development with adjacent live-work units designed by Niko Tiula won Opticos Design's Michigan Missing Middle Housing design competition in 2015. It offers higher density and mixed use at a modest scale.

Redevelopment Site 2: City West

Grand River Avenue between Taft and Beck includes the Suburban Collection Showplace, a convention center that plans to expand with additional convention space and an entertainment venue. Other development in this section of the Grand River Corridor is a mix of commercial, office, and industrial uses. Many sites are underutilized, disused, or vacant. This area offers the potential for the creation of a prominent new district combining entertainment, convention, commercial, office, and residential uses in a cohesive, high-density, walkable pattern. Structured parking and diagonal on -street parking along circulation roads will help to reduce the amount of land devoted solely to pavement. This plan envisions three to five story buildings for most of the area, while buildings with frontage on I-96 may rise as high as ten stories.

Components of the District

Residential Uses

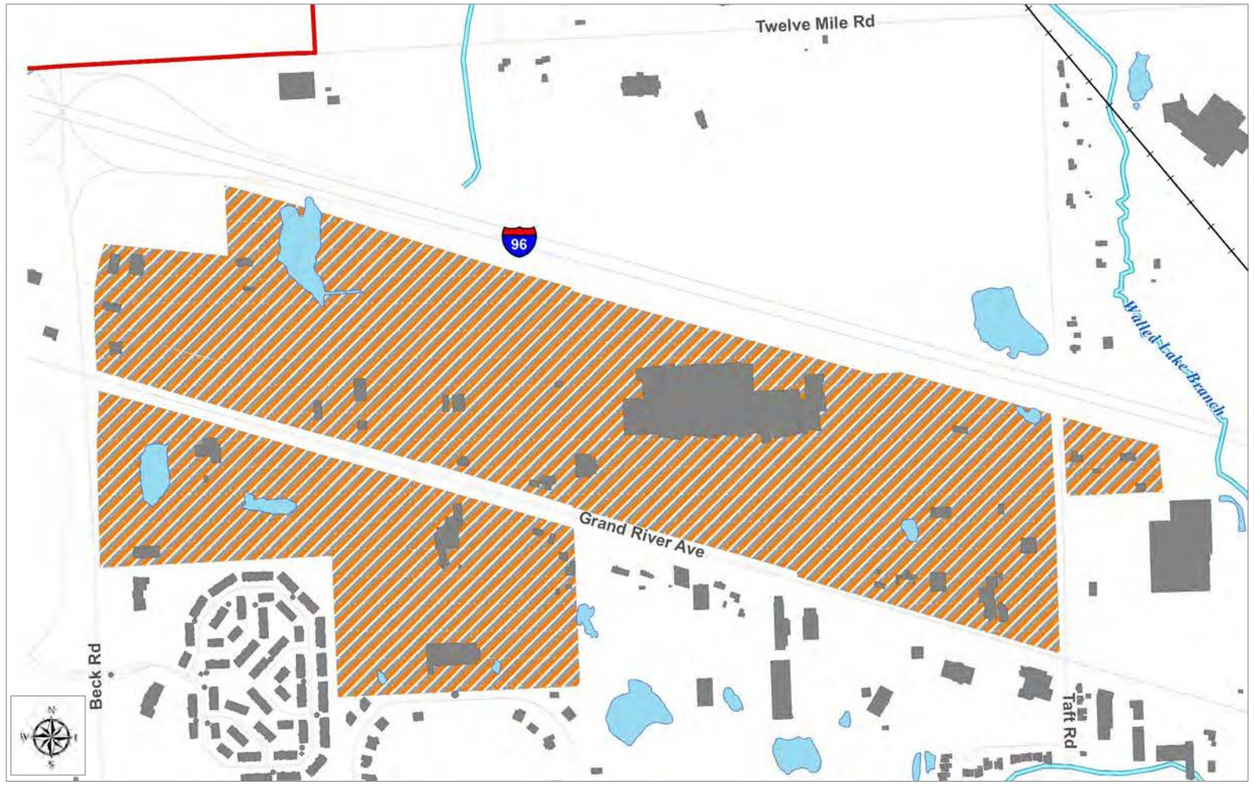
The residential components of City West should provide unique housing types, with an emphasis on types currently undersupplied in the City. In general, residential uses will be located above commercial uses, and all residential north of Grand River should be on the second floor or higher. Some ground floor residential uses such as row houses may be appropriate south of Grand River on the edge of the district as a transition to nearby neighborhoods. Live-work units may be an appropriate use as well, particularly if City West develops as an arts and entertainment district. Microapartments (small efficiency units) and small one-bedroom units may be an appropriate and viable development model for this area, especially given the needs of frequent business travelers and temporary residents at nearby Providence Park Hospital.

Commercial, Restaurant and Entertainment Uses

The district is envisioned as a distinct neighborhood as well as a complement to major nearby uses such as the Suburban Collection Showplace and the hospital. Commercial uses in this area could include specialty retail or a cluster of similar uses, such as high-fashion stores or art galleries, in addition to uses that serve nearby residents. Personal service uses would likely constitute a portion of the overall commercial picture in City West. Creating a vibrant restaurant and entertainment scene that spills into outdoor patios and open spaces, is a major goal of this redevelopment strategy.

Office Uses

Office uses in City West should be mostly limited to upper floors and, in vertically mixed buildings, may serve as a transition from retail and restaurant uses on lower levels to residential uses above.



Above, left: Map of City West land use planning area, including footprints of existing buildings. The largest building, at center, is the Suburban Collection Showplace, which is planning to expand. Above, right (clockwise from upper left): public art and gathering space amid high density mixed development in Asheville, NC; high quality building materials and ornamental landscaping in West Bloomfield, MI; finished alley with small retail use in Fort Collins, CO; public plaza and dense, mixed development in Princeton, NJ

Character of Development & Placemaking

For City West to become a true district, development must follow a unified approach. This could be achieved through the development of design standards or a form-based code to establish district-wide standards for building massing and location, streetscape, and public spaces. Building materials, landscaping, lighting, public furniture, and signage can all be addressed in standards for City West. These standards could also establish sub-districts (for instance, north of Grand River versus south of Grand River). To the extent possible, utilities should be buried.

The planned development of the City West district should include a mix of public plazas and parks that provide gathering places, as well as wide sidewalks that can accommodate outdoor dining. Programming of public spaces is encouraged to promote placemaking and strengthen the identity of the district.

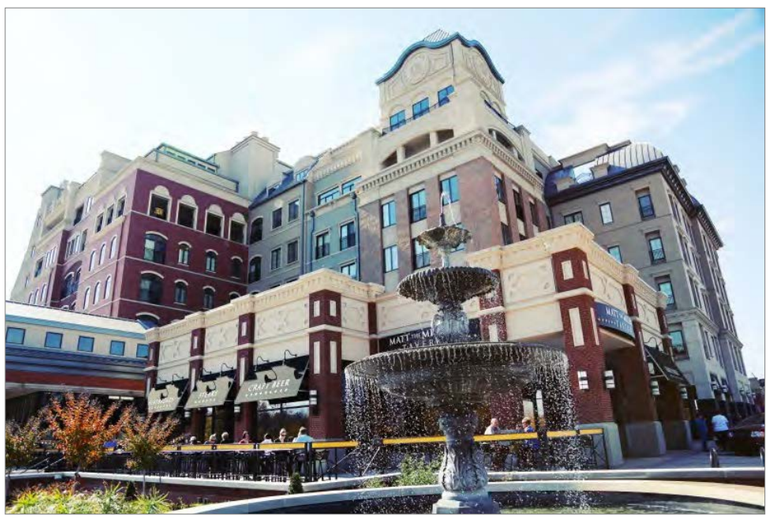
Transportation

City West should be a walkable district that accommodates all road users and provides connections to Novi's existing and planned non-motorized pathways. Parking should be a mix of on-street spaces, small surface lots in side and rear yards, and, where density supports the investment, structures. Parking structures may stand alone or be integrated into other buildings, but in all cases, they should be designed to the same standards as other buildings in the district. Ground floor liner uses should be incorporated where possible. Parking plans should consider emerging trends in the automotive market such as the rapidly growing number of plug-in vehicles on the road, as well as the growth of car-sharing.

Walkability should be aided by compact development and frequent crossing locations on all internal streets, as well as signal protection at major intersections. Bicycle parking should be provided throughout the district, and sheltered where possible. Finally, if developed to its full potential, City West, with support from the hospital, could play a powerful role in the future development of mass transit on Grand River Avenue, serving as the westernmost destination point for bus rapid transit (BRT). The City should work with its neighbors to determine the feasibility of mass transit to serve the greater corridor and provide expanded mobility options for residents. The cities of Farmington and Farmington Hills have incorporated the potential for BRT along Grand River into their long-range plans.

Source: Roark Premier Team

Source: Elvert Barnes, Wikimedia Commons


Source: Carmel City Center

Source: Central Coast Low Impact Development Initiative

Clockwise from top left: Event in public space, North Hills development, Raleigh, NC, which includes a mix of low-profile buildings and taller structures, including a ten-story hotel; Main North in downtown Royal Oak, MI, is a ten-story mixed-use development with associated structured parking next to two movie theaters; Bioretention swale in Paso Robles, CA, which accomplishes some filtering of runoff before it enters the stormwater system; Carmel City Center in Carmel, IN, is a mixed use development located near the city's downtown Arts & Design District and was developed as part of Carmel's Range Line Road Corridor Plan; Arlington, VA's Pentagon Row project mixes commercial and residential uses around planned, multi-use public spaces.

Sustainability

The development of a new district presents a prime opportunity to consider development from a holistic standpoint. Development of City West should consider mitigating stormwater runoff through bioretention systems such as rain gardens and bioswales, and alleviating concentration of runoff through the use of permeable pavement. Should development proceed in a coordinated fashion, the City and its partners may consider pursuing LEED-ND certification through the United States Green Building Council; this certification not only provides confirmation that developers have adhered to sustainable development practices, but also serves as a marketing tool for the district. Landscaping with native plants, incorporation of alternative energy systems such as solar collectors or geothermal heat pumps into building designs, accommodations for electric vehicles, bicycle facilities, and, ultimately, integration with mass transit are all steps that can be taken to build a district that adheres in the long term to basic principles of environmental sustainability. When well-implemented, these measures can also help to limit certain long-term operational costs.

Above: Conceptual rendering of potential development of City West. This image is intended to show building massing, including one ten-story building, and provide an example of how buildings might interact with sidewalks and other public spaces. On-street parking spaces line every block, and most parking is concentrated in structures to the right of the image. Frequent programming of public spaces is encouraged

Development of the District

To facilitate and guide development of the City West district, development of a new zoning classification will be necessary. Form-based standards for the district should be considered as one method of achieving the desired development pattern. The district would likely be more effective if adopted as a stand-alone district rather than as an overlay to existing zoning.

Above: Image, based on development in St. Charles, Missouri, showing the type of streetscape that might characterize City West, along with the three-to-five story buildings envisioned for most of the area north of Grand River. Ground floor retail, space-efficient diagonal parking spaces, and upper floors devoted to office and residential uses combine with an aesthetically pleasing public realm to create a vibrant, pedestrian-friendly district that feels like a cohesive neighborhood.

LANDSCAPING STANDARDS EXCERPT

minimize paved areas and other run-off areas, and to maximize the areas devoted to attractively designed and well-maintained landscapes.

2. **Landscape Plan Required.** A landscape plan shall be submitted for:

   - any new commercial or residential development
   - any addition to an existing building that is equal to or greater than a 25% percent increase in the overall square footage of the building or 400 square feet, whichever is less.
   - Any increase to an existing parking lot of 10 spaces or more (or equivalent area), or 10% of the existing paved area, whichever is less.

   With the exception of Section 5.5.3.F, Individual (Non-Subdivision/Non-Site Condominium) Single-Family Street Tree Requirements, an owner of a single-family home-site shall not be required to comply with the provisions of this section.

   All landscape plans shall be prepared in accordance with the requirements of this Ordinance and the requirements of the City of Novi "Landscape Design Manual," as adopted by the City Council by resolution and which may similarly be amended by Council resolution from time to time.

   General Landscape Notes:

   - For all numerical calculations, round the required square feet or number of plants to the nearest whole number
   - Trees are to be located at least 10 feet away from utility structures including catch basins and manholes, and should be at least 5 feet away from underground utility lines whenever possible.
   - Plantings may be in formal or informal arrangements

3. **Landscape Requirements.**

   A. Residential Adjacent to Non-Residential

   i. Intent. To make provision for a visual buffer strip in each zoning and use classification when a non-residential use abuts or is adjacent to any residential zoning district.

   ii. Requirements for Obscuring Landscaped Earth Berms and Walls. In all locations where non-residential uses abut or are adjacent to any residential district (RA, R-1, R-2, R-3, R-4, RT, RM-1, RM-2, MH and any TC district where developed for residential purposes), an obscuring landscaped earth berm and plantings, as described, shall be proposed, installed and maintained in connection with any development or use identified below. *See below.*

Use Abutting Residential	Required Berm or Wall Height
New Multi-family residential or Mobile Home adjacent to SF residential	6 ft. to 8 ft. high
Parking	4 ft. 6 in. to 6 ft. high
Special Land Use (churches, schools, nursery schools, day care centers, uses where special land use approval is required)	4 ft. 6 in. to 6 ft. high
Office Service/Tech, R&D	4 ft. 6 in. to 6 ft. high
Commercial	6 ft. to 8 ft. high
EXPO, EXO district	8 ft. to 10 ft. high
Conference	8 ft. to 10 ft. high
Freeway Service	8 ft. to 10 ft. high
Town Center (Non-residential use)[1]	6 ft. high wall
Industrial (I-1 and I-2 districts)	10-15 ft. ht. berm, 6 ft. crest width, 80% winter/90% summer opacity (See Section 3.14.5.C and E)
Auto Wash, Drive-In Restaurants, Service Stations, and Planned Commercial Centers and Regional Shopping Centers	10 ft. to 15 ft. high wall or landscaped berm with 6 foot wide crest
Hospital-Ambulance and Delivery Areas	6 ft. high
Utility Buildings, Stations, and/or Substations	6 ft. high

1: Applies when residential sections of TC or TC-1 abut non-residential uses within the same development or other adjacent TC or TC-1 developments' non-residential sections.

iii. Exceptions. Obscuring landscaped berms and walls are not required to *separate identically zoned uses or where uses* are separated by a street, road, highway, freeway or railroad.

iv. Placement. The berm or wall is required to be on the property seeking approval. The berm may be placed upon the adjacent residential property in order to provide continuity with an adjoining berm. In that case, a recorded permanent easement and a maintenance agreement in a form acceptable to the City Attorney will be required from the adjacent property owner.

v. Berm Requirements. The obscuring berm requirements are as follows:

a. The berm height shall be measured as follows:

(1) The berm height, as specified in the Residential Adjacent to Non-Residential Berm Requirement Chart (Table 5.5.3.A.ii), shall be analyzed from the following locations, and the final measurement of the berm shall be made from that location which results in the maximum screening:

[i] The first floor elevations of the closest adjacent principal structures;

[ii] The first floor elevations of the uses requiring screening;

[iii] The elevations of the parking lots closest to the property line when only the parking area requires screening; or

[iv] The elevation of the nearest property line.

Where a range of height is stated for a use on the Chart, the basic berm height shall be deemed to be the lower measurement, with approving body of the City having the discretion to increase the height up to the higher measurement based upon an application of the following considerations on the non-residential property: intensity of use; noise generation customarily associated with the use; height and aesthetic appearance of buildings and structures; topography; distance of buildings, structures and activities from the common property line; and the extent of disharmony with the adjoining residential use as a result of other considerations.

(2) The site plan shall include the first floor elevation of the nearest principal structures of the adjacent site's property lines.

(3) Where the applicant demonstrates, and the Planning Commission finds, that practical difficulties would result from the strict application of berm height standards, as required herein, the Planning Commission may reduce the height of the berm, or eliminate the berm, and may approve an alternate plan which includes landscape treatment or a wall (subject to Section 5.5.3.A.vi below), or a combination of the two, provided that the approved alternate plan achieves adequate noise attenuation and obscuring screening. The Planning Commission may also reduce the height of the berm, or eliminate the berm, where it determines that an alternative design utilizing landscaping or other materials, including a wall subject to Section 5.5.3.A.vi below, provides adequate and effective noise attenuation and screening, or where such alternative design provides

a substantial aesthetic or site design benefit while still providing for noise attenuation and screening to the extent reasonably practicable. The intent of this section is not to encourage and allow elimination or reduction of berm height for the sake of convenience or cost savings, but rather to allow reasonable development while achieving design excellence not otherwise possible under these requirements.

b. The berm shall be natural in appearance and have overlapping and undulating changes in elevation, both horizontally and vertically, without compromising the minimum height requirement and/or intent of the berm. Where a range of height is stated on the Chart for a use, and the approving body determines berm height based upon the criteria specified in sub-paragraph v.(a), above, the height of the undulations on the berm shall be determined by the approving body as part of site plan approval, taking into consideration the location of improvements and activities to be screened, and the criteria in sub-paragraph v.(a), above.

c. The obscuring berm shall have no greater than a maximum slope of 33 percent. (3 feet of horizontal plane for each 1 foot of vertical height.) More gradual slopes are strongly encouraged.

d. Plants shall be specified for any "no mow" areas.

e. The crest of the obscuring berm shall have a nearly flat horizontal area of at least five (5) feet in width, unless otherwise specified in the previous Berm Requirement Chart.

f. The required earth berm shall be located at the lot line, except where such location would interfere with underground utilities or drainage.

g. Where an existing or proposed parking or vehicular use area abuts an existing berm or wall or other durable landscape barrier on an abutting property, said existing landscaping may be used to satisfy the landscape requirements of this part of Section 5.5, provided that it meets all applicable noise attenuation and obscuring screening standards of this Section, and provided that the existing berm, wall, or other durable landscape barrier is required to be maintained consistent with the terms of this section of the ordinance and consistent with the approved site plan. Where the existing berm, wall, or other durable landscape barrier is not otherwise required to be maintained in connection with the adjacent property, the applicant shall be responsible for such maintenance and shall obtain and record a permanent easement and maintenance agreement from the adjoining property owner in a form approved by the City Attorney, making provision for such maintenance.

h. Where a property has already been lawfully developed for one of the uses listed in the Residential Adjacent to Non-Residential Berm Requirement Chart (Table 5.5.3.A.ii), adjacent residential property which subsequently develops shall provide and maintain the necessary berm.

i. See Landscape Design Manual for additional requirements.

vi. Wall Requirements.

a. Freestanding walls shall have all exterior sides constructed of face brick or stone with a suitable cap, and the interior constructed of masonry or reinforced concrete. The Planning Commission may consider materials of equal durability and aesthetic quality.

b. Walls shall be designed to resist the pressure of the retained material, including live, dead and environmental loads to which they may be subject. Foundations shall be designed to prevent movement due to frost action and a suitable drainage system shall be provided to assure stability. Walls that are 4 feet or greater in height shall be designed and sealed by a professional design or structural engineer. Walls shall not cause flooding or impound water at any time and are subject to Final Site Plan review. (See Design and Construction Standards, Chapter 11, Novi Code of Ordinances).

c. All other obscuring conditions of this subsection and the Landscape Design Manual must be met.

d. Timber, boulder, and interlocking concrete masonry unit (CMU) retaining walls are permitted as alternatives to poured-in-place retaining walls for the purpose of terracing, with the provision that they meet commonly accepted practices for construction and reinforcement as required.

vii. Waiver of Landscaped Berm or Wall for Preservation of Wooded Area.

The Planning Commission may waive the requirement for an earth berm or obscuring wall adjacent to a residential use district when the proposed development includes the retention of an existing regulated or non-regulated wooded area adjacent to the residential district, or when an existing regulated or non-regulated wooded area is preserved on the adjacent residential property. In either case, the owners of all such area(s), including the owners of the adjacent residential property, shall provide a permanent preservation easement, including requirements for perpetual maintenance and replacement of woodland features, in recordable form acceptable to the City Attorney for such wooded area, and provided all the following conditions are met:

PLANNING COMMISSION
EXCERPT FROM MINUTES
MAY 10, 2023

In the matter of 22585 Evergreen Court Woodland Permit, motion to approve Woodland Use Permit, PBR23-0107, for the removal of eleven regulated woodland trees within an area mapped as City Regulated Woodland at 22535 Evergreen Court for the construction of a single-family residence. The approval is subject to on-site tree replacements to the extent possible and payment into the City's Tree Fund for any outstanding Woodland Replacement Credits, along with any other conditions as listed in the Woodland Consultant's review letter.

ROLL CALL VOTE ON MOTION TO APPROVE WOODLAND USE PERMIT PBR23-0107 MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 7-0.

2. **CITY WEST TEXT AMENDMENT 18.296**
   Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council regarding Text Amendment 18.296 in order to create a new zoning district, CW City West, with associated changes to reference the new district as appropriate, and to amend text related to the EXO District, to reflect an underlying zoning of CW - City West.

City Planner Barb McBeth relayed that before Senior Planner Bell presents information on the draft City West Ordinance, Design Guide, and the potential rezoning of land, she would like to share a few concepts from the 2016 Master Plan for Land Use. The Chapter in the Master Plan titled Redevelopment Strategies says, "*As outlined in this 2016 Master Plan Update, the City of Novi seeks to maintain its high quality single-family neighborhoods, preserve natural features, support business growth, improve traffic, and create an authentic identity. To implement this vision, three specific redevelopment sites have been identified by the City that are currently vacant or under-utilized, given their location, unique features, and size. The plan stated the redevelopment of these sites offers the opportunity to increase housing and stimulate business growth in concentrated areas of the City, allowing the rest of the City to retain its existing suburban character.*" Following is a summary of the three redevelopment sites.

The first redevelopment site identified in the 2016 Master Plan is located at the intersection of Old Novi Road and Thirteen Mile Road and was referred to as Pavilion Shore Village. The plan envisioned that redevelopment of this area could establish a unique sense of place by providing housing and commercial uses that are inspired by the natural and recreational features of the nearby park and lake.

Following the approval of the Master Plan, and the submittal of the developer's plans that went through the Planned Rezoning Overlay process, that area of Novi has now been redeveloped with 20 homes within the Lakeview development. Many of the new homes have a view of Walled Lake and Pavilion Shore Park as anticipated in the master plan.

The second redevelopment site identified in the Master Plan is located at the northeast corner of Grand River Avenue and Town Center Drive and has been known as "The Anglin Property." The property is approximately 10 acres in size and had been used as a car wash and garden supply yard.

Following the approval of the Master Plan, a developer presented plans for the site (and an adjacent property) to allow for redevelopment of the properties using the City's PRO process. The development is now called Sakura.

The approved plan shows an Asian-themed mixed-use development with access points off Grand River Avenue and Eleven Mile Road. The commercial portion of the project will consist of four buildings containing office, retail and restaurant spaces. Up to 132 multifamily residential rental units in 22 townhome buildings would be located on the northern portion of the site with access to Eleven Mile Road. The existing pond on the west side of the site would serve as a focal point and public gathering space, to be enhanced with Japanese-style gardens and a walkway with amenities around the perimeter. The Sakura site has been cleared and graded and the applicant is now in the final stages of site plan approval for this project.

City West is the third redevelopment site that was presented in the 2016 Master Plan and is being

presented and discussed this evening,with the goal toward implementing some more of the Master Plan's recommendations. Implementation of this recommendation is being done through the development of detailed zoning ordinance standards, and through the city-initiated rezoning of the involved property. Lindsay will provide detailed presentations regarding both matters in a few minutes, but I will share a few of the details of the Master Plan's guiding principles for City West that provided the direction for the proposed ordinance language.

The Master Plan noted that Grand River Avenue between Taft and Beck Road includes the Suburban Collection Showplace, a convention center with space to expand if needed, as well as a mix of commercial, office, and industrial uses. The Master Plan noted that many sites along this part of Grand River are underutilized, disused, or vacant, but the plan also noted that this area offers the potential for the creation of a prominent new district combining entertainment, convention, commercial, office, and residential uses in a cohesive, high-density, walkable pattern.

The Master Plan envisioned three to five story buildings for most of the area, while buildings on the north side of Grand River, with frontage on I-96 may rise as high as ten stories. While the Master Plan anticipated buildings as high as ten stories, during the evaluation and drafting of the proposed ordinance, the maximum number of stories as currently proposed will be limited to 8 stories on the north side of Grand River, and a maximum of 5 stories on the south side of Grand River. Lindsay will explain this further during her presentations.

Components of the District anticipated that the new City West district would consist of Residential Uses, as well as commercial, restaurant and entertainment uses. Townhouses may be appropriate south of Grand River on the edge of the district as a transition to nearby homes and neighborhoods. Mixed-use buildings including commercial on the first floor and residential on the second floor or higher was also anticipated for other areas of the district.

The City West district is envisioned as a distinct neighborhood as well as a complement to major nearby uses such as the Suburban Collection Showplace and the Ascension Providence Park hospital. The Master Plan notes that Commercial uses in this area could include specialty retail stores or art galleries, in addition to uses that serve nearby residents, and personal service uses. Creating a vibrant restaurant and entertainment scene that spills into outdoor patios and open spaces is a major goal of this redevelopment strategy.

Finally, the Master Plan talked about sustainability aspects within the City West District. The Master Plan notes that development of a new district presents a prime opportunity to consider development from a holistic standpoint. The development of City West should consider mitigating stormwater runoff through bioretention systems such as rain gardens and bioswales, and alleviating concentration of runoff through use of permeable pavement. As the Commission knows, the City's Wetland Ordinance and Woodland Preservation Ordinances will still apply to any developments within this new district and will be reviewed in detail along with individual site plans as those are submitted to the city for review.

Further sustainability aspects include Landscaping with native plants, incorporation of alternative energy systems such as solar collectors or geothermal heat pumps into building designs, accommodations for electric vehicles, bicycle facilities, and, ultimately, integration with mass transit. The plan noted that these are all steps that can be taken to build a district that adheres in the long term to basic principles of environmental sustainability. When well-implemented, these measures can also help to limit certain long-term operational costs.

The Planning Commission is aware that the staff and the City attorney have been working on the details of the draft ordinance and the design guide over an extended period of time, with updates provided to the Implementation Committee along the way, incorporating the committee's recommendations into subsequent drafts. We are looking forward to your comments as a part of the implementation of the recommendations of this part of the Master Plan.

Senior Planner Lindsay Bell relayed as City Planner McBeth has outlined, the 2016 Master Plan provided a clear vision for what City West could become. The challenge for staff over the last 4+ years has been to

craft an ordinance that would allow, support and encourage that vision to become a reality.

Working with the Planning Commission's Implementation Committee, and the City Attorney's office, we have developed the City West Zoning Ordinance text to provide the standards under which properties in the new district will be developed, as well as a Design Guide that offers visual examples that the Master Plan and ordinance language are working together to accomplish. The Design Guide complements the ordinance language and will be made part of the ordinance by reference. It includes background information on the area, inspiration images from around Novi and other communities, and 3D models to visually show certain requirements or suggestions. The intent is that both documents would be used in conjunction to guide development within the district. Each 3D model shown in the Design Guide is conceptual only; actual projects would need to be designed by professional architects and engineers based on specific on-the-ground information not currently available to staff.

The history and existing conditions of the proposed area to be rezoned will be presented for the Zoning Map Amendment public hearing.

As the current 2023 Master Plan update effort continues, Novi continues to grow, as evident from the 20% population growth from 2010-2020. At the recent community open houses, 74% of participants indicated the City West area should be "transformed" when given the definition "long-term and large-scale change in the appearance and function of an area with the intent for dramatic shift in use, design, and accessibility." Another 21% indicated the area should "evolve," while only 5% thought the area should be "maintained" in its current state.

The City West area provides an opportunity to expand the housing choices available for young professionals, empty nesters, and other residents who prioritize a more urban, walkable community, easy access to the highway and destinations within Novi, and entertainment opportunities. Grand River Avenue is a major corridor with greater road capacity than many areas of the city. SMART has recently released its proposed route expansion, and has proposed extending bus service along the Grand River corridor through Novi and into Wixom. One of the proposed locations for a transit stop would be within the City West area.

Over time, the City West ordinance has evolved to incorporate elements of the Town Center districts, Gateway East and the Planned Development options. We also drew from examples of mixed use districts in other communities, as well as best practices in planning guidelines.

The City West District includes a baseline level of development for principal permitted uses, which would be allowed at a similar intensity to what can currently develop in the I-1 District. At the baseline level of development, building height is limited to three stories.

The ordinance includes an optional Mixed-Use Development Option (MDO) which permits a wider range of uses and higher intensity development in order to encourage the creation of a dynamic mix of compatible uses. While the MDO provides greater flexibility in parking and landscaping, as well as setbacks and building height to allow a more urban form of development, projects will still be subject to other applicable codes and regulations of the City, including Wetland and Watercourse protection, the Woodland Ordinance, Stormwater detention standards, façade and landscape requirements, as well as lighting and noise ordinances.

Approvals of MDO projects are up to the discretion of City Council, and subject to the project meeting various criteria.

One of the project criteria to be evaluated is whether a proposed site design and layout minimizes negative impacts on existing natural features. Other criteria provide stipulations that surrounding landowners shall not be unreasonably burdened, and the proposed development is deemed to be compatible/harmonious with surrounding area.

While the proposed ordinance standards allow for greater height along the north side of Grand River for MDO projects, staff believes that most projects will have 3-5 story buildings, with additional height

potentially requested for mixed-use buildings, or for a signature office building or hotel. The maximum height is limited to eight stories in the proposed ordinance for developments on the north side of Grand River Avenue, and five stories on the south side of Grand River Avenue.

The proposed provisions permitting higher buildings involves meeting specific criteria:

- Preservation of open space (25% of site or more)
- Using sustainable building elements and design strategies (ex: LEED Best Practices)
- Allocation of units for Workforce Housing (at least 15%); or
- Lower-level parking or parking garage to limit impervious surfaces

The Grand River Avenue corridor, running from downtown Detroit all the way to Lake Michigan on the west side of the state, bisects the City West area. In this area of the city, Grand River is an auto-centric five-lane major arterial with a speed limit of 50 miles per hour. Staff would pursue funding to study alternatives for making this area safer for pedestrians and bicyclists to get between the north and south sides of the district as marked crossings are currently available only in three locations: the Grand River and Beck Road signal, the signal at the main entrance to the Suburban Showplace, and the Taft Road signal. The Design Guide provides samples of elevated pedestrian bridges and street-level crossings with a raised median as possible design options to consider, however those are not the only alternatives. Traffic calming measures may also be recommended, such as reducing the speed limit through the district.

Development in this district is required to meet specific design standards to ensure future development is cohesive and walkable. Buildings are meant to front on internal street networks rather than Grand River to create a more pedestrian-friendly development than the thoroughfare can offer. Shared off-street parking facilities are encouraged. Development projects are required to provide public plazas and open spaces for gathering.

City West is meant to have sidewalks and pathways throughout the district, providing connections to the City's non-motorized network beyond the district. The recently expanded Ascension Providence campus trail network provides miles of non-motorized opportunities, and connects to the ITC Trail. Bosco Fields park is accessible via Beck Road less than 1 mile away. The planned project to expand Beck Road between 11 Mile and Grand River includes the completion of missing sidewalk segments on the east side of Beck Road. Taft Road already includes on-road bike lanes as well as an 8-foot pathway (except for a small segment near the intersection of Taft and 10 Mile where it drops to 5 feet) on the west side of the road from Grand River to south of 9 Mile. This facility connects the City West area to several Novi schools, as well as the library and Civic Center campus. Pathways along Grand River also provide a direct connection to the Town Center area within a 1-2 mile distance.

Residential uses can be developed under the MDO, either as a stand-alone use or as part of a mixed-use project. The granting of a Mixed-Use Development Option requires review and recommendation by the Planning Commission and approval of the City Council. As part of the review and approval process, and in light of the potential additional uses and flexible building standards, the development will be subject to certain conditions, and will have to demonstrate conformance with the Design Guide adopted by the City as part of this ordinance. The MDO process is similar to the approval process for the PD-1 and PD-2 Options, with City Council authorized to grant deviations to area, bulk, yard and dimensional requirements, as well as density, if found to be an enhancement in the public interest and to not be detrimental to the natural features and resources of the affected property and surrounding area, or would enhance or preserve such natural features and resources.

The City West area south of Grand River Avenue is directly adjacent to areas designated for multi-family and single-family residential. This portion of the district is intended to provide a gradual transition to the surrounding uses, with buildings between two to five stories tall. Within 100 feet of existing single family residential areas to the south, non-residential uses are not permitted, and residential buildings are limited to 35 feet in height to ensure a proper transition and prevent undue impact on the existing neighbors. The 100-foot setback for non-residential uses is consistent with current I-1 District requirements, to insure that no new hardship is created on landowners, and adjacent residents are afforded the same protections that exist today.

Residential buildings are required to be set back a minimum 2 feet for each foot of building height. If the maximum building height of 35 feet is proposed, that structure would require a minimum 70-foot setback from the single-family district. By way of comparison with existing multiple family zoning districts in Novi, in the RM-1 and RM-2 Districts, the minimum side and rear yard setbacks are 75 feet. As a comparison, the existing Central Park Estates buildings are setback about 70 feet from the property line. The City West district also requires a 50-foot setback for any parking areas adjacent to single family zoning districts, as well as the installation of a wall or landscaped berm to provide screening. The landscape ordinance requirement for a 6 to 8 foot screening wall or berm would also apply where adjacent to single family districts.

The creation of the new district also requires some amendments to other parts of the Zoning Ordinance, especially for various Use Standards in Chapter 4, and for the sections related to the EXO Exposition Overlay District. As we are proposing to change the underlying zoning to City West, that requires changes also be made to the description and permitted uses of the EXO, and the required conditions, while still allowing the exposition facility to remain and expand, as needed.

Staff have engaged with property owners and relevant stakeholders through mail notifications, in-person meetings with developers, tenants, and landowners of all 54 parcels subject to the rezoning, and by providing a feedback form on the City website. All the responses from landowners within the district have showed positive support for the amendment to the Ordinance. Some property owners were concerned over how the change would affect a current use that would become nonconforming, but that concern was eased after explaining how nonconforming uses or structures would be permitted to continue, and even expand in a limited capacity. Some current nonconforming uses would actually become more conforming under the proposed standards, such as restaurant uses in the I-1 district.

Staff also met with representatives from the Asbury Park Homeowners Association, who shared their concerns about noise, visibility, drainage, and property values. Issues of traffic and school impacts were also raised. Staff discussed the existing City regulations related to stormwater management, wetlands and woodland protection ordinance, which all projects would be subject to, and how the new ordinance was designed to minimize impacts to the existing neighborhoods through use and height restrictions, setbacks, and buffer requirements.

Although some adjustments were made to the draft text amendment based on the feedback received, other items were left as standards that could be determined on a case-by-case basis in the MDO process -- this is where some conditions or deviations can be up to Planning Commission and City Council's discretion to allow some flexibility to accommodate site-specific circumstances if it makes sense within the context of the development, neighboring uses, and the overall intent of the district.

Since the introduction to the proposed text amendment on April 5th, staff have continued to work on the draft ordinance to make improvements. We included new landscaping standards within the Mixed-Use Development option to recognize that the more compact development style would need more urban-style landscaping. The height limits have been clarified throughout, and buildings within 200 feet of single-family residential districts are now proposed to be limited to 40 feet and will not be eligible for bonus height increases. Staff has added a requirement that applicants include a contextual plan sheet with general layout and uses within 300 feet of their property lines to illustrate a proposed project in context with its surroundings. Planning Commission will need to consider Special Land Use standards, along with other items, in making its recommendation to City Council when MDO projects are considered.

Parking requirements for residential uses, based on number of bedrooms, have been included, which are consistent with the requirements in the Town Center district. Sidewalk requirements were also expanded on. An item was added to the approval standards to require applicants to demonstrate that the proposed layout of the site is designed to minimize the negative impact on existing natural features, including woodland and wetland areas.

Staff recommends approval of the proposed text amendment and Design Guide, with any necessary modifications as it continues to move through the process, as it is in compliance with the Master Plan for Land Use, which recommends the establishment of the City West district, as a vibrant, walkable, mixed-use district.

The Planning Commission is asked to hold the public hearing on the proposed text amendments, and consider making a recommendation to the City Council on adopting the text amendment. We are happy to answer any questions you may have.

Chair Pehrson opened the public hearing and invited members of the audience who wished to participate in the public hearing to approach the podium.

Pat Torossian, 26165 Mandalay Circle, relayed he is on the Board of Asbury Park Homeowner's Association, and has been a resident of Novi for 35 years. The northern and northeastern border of Asbury Park adjoin the City West zoning proposal. Mr. Torossian stated he understands the proposed zoning is unique to any zoning in the City and made specifically for City West multi-use with very little concern for the residential impact. Nowhere in the City is there a multi-use impact to a residential area like this. The zoning has been in progress since 2016, and only now are residents being made aware when letters were sent to those within 300 feet of the zone. We feel this type of zoning change should have been discussed with the residents impacted by this change for their input prior to the plan being developed. The proposal shows density that is unacceptable and no regard for the wetlands. There is a very large pond to the northeast of the subdivision where all the water drains into. As each developer comes forward with a proposal, it will be evaluated for wetland and woodland impact, but that is a major source of water retention for the subdivision. You've left the responsibility protecting the surrounding area in the hands of multiple developers to do the right thing and are not protecting the residential area with the proper zoning. Residents in Asbury Park are all for progress near Grand River, but not near residential homes. It seems it's been forgotten who pays taxes and votes in this City.

Ali Ozbeki, 26484 Mandalay Court, relayed he would like to ask the Planning Commission to reflect on the Novi Road, Main Street, Fountain Walk and the Walmart shopping center developments. Although he is not sure if the current Planning Commission members were those who approved these developments, Mr. Ozbeki has lived in Novi since 1986 and all the developments he mentioned have come since then. The City of Novi will never have a downtown like Northville, Rochester Hills, Birmingham, or Plymouth. You cannot manufacture a downtown area on Grand River. The marketing brochures are excellent, but what is the rate of occupancy of restaurants, residential areas, and office space on Main Street? Restaurants continue to turn around in Fountain Walk. A self-assessment needs to be done if we are doing a good job. If not, we walk away. Now another development is being proposed which could be a vacant lot.

Rob Massard, owner of Redford Lock Security Solutions, located on Grand River, relayed he is in favor of the proposed zoning change although he is not sure how it affects an existing industrial business and questions if there are plans for sewer along Grand River.

Lynne Paul, 45761 Willingham Drive, relayed she is a former Planning Commission member and City Council member. She is very happy to see so many familiar faces and recognizes the very hard job Commissioners and Council members have to do. A lot of the Master Plan was a big question when it was looked at in 2016 and Ms. Paul can understand why. The zoning being proposed is extremely dense, it doesn't fit our City, the building height and buffers are a problem, and ordinance to protect natural resources of wetlands and woodlands is not sufficient. Ms. Paul requests that the Planning Commission considers tabling or denying it the proposed City West ordinance. Blair Bowman is a wonderful businessman; he comes to the City and asks for so much. He's been buying the property, which is his right, but we have given him so much as residents. On record, total tax abatements since 2001 was $4,092,163. If we increase the density and the height of the buildings all we are doing is giving more money to one single developer. Are we being fair to all our businesses? Some hotels and apartments in the area might like to have the height that will be allowed. Ms. Paul would like to propose we look at the development on the highway in Royal Oak. There are beautiful brick condos, and lots of people want to funnel into that area. Like Novi, they have good schools, but our density is more controlled. The landscaping and sidewalks are beautiful, and they have done a wonderful job with amenities. Mixed use is a good idea,

not more restaurants, not more commercial. As a City, Ms. Paul proposes we look at areas that are truly in need, such as Fountain Walk and Main Street. We can do a lot more for amenities and bring people in. Ms. Paul is not against development and changes in the proposed City West district but in keeping with our Master Plan and Ordinance, not in creating a district that would be so close to Asbury Park, which is not acceptable. These are beautiful homes that we need to respect. If it was your neighborhood, or mine, Ms. Paul would be livid. Ms. Paul is here as a citizen to state this is not the development for our City. Ms. Paul would like it to look like Royal Oak or another beautiful city, not like Southfield with high rises.

Rida Salim, Mandalay Circle, relayed she is a High School student who moved to Novi about three years ago from Texas. One thing she really appreciates in Novi that she did not have back in Texas is all the greenery and nature. Everyday Ms. Salim, her friends and siblings go for bike rides, and walks around in the safety of her neighborhood. A concern with the zoning proposal is that there will be additional traffic impacting the safety of the neighborhood and disruption of the greenery that is enjoyed every day. Ms. Salim is in support of and acknowledges the benefits of this proposal for the North side of Grand River but has deep concerns about the disruption of greenery that will occur with this change as well as the safety of residents in Asbury Park. Ms. Salim urges the Planning Commission to amend the proposal, so it does not affect the south side of Grand River.

Khurram Abbas, 26508 Mandalay Court, relayed he would like to echo the concerns his neighbors have expressed. Mr. Abbas has been a Novi resident for over a decade, previously he was on the southeast side of Novi where he was in close proximity to a busy mixed commercial and dense residential area. One of the reasons Mr. Abbas moved to Asbury Park was to be surrounded by trees and wetlands while still in the Novi school district. Mr. Abbas expressed concerns with adding more dense residential areas and overcrowding the school district. The north side of Asbury Park touches the proposed City West district and Mr. Abbas has concerns about that. He is concerned about the reduction of trees and wetlands, about unsightly buildings that will be in view from the neighborhood, about the lack of buffer and noise abatement between the neighborhood and the City West district, and the possible reduction in property values. Although the replacement trees go to the tree fund, those trees won't go into the Asbury Park neighborhood; they will go elsewhere in the City which is an injustice to the Asbury Park residents. The Expo event held last year, a Monster Truck rally, impacted residents as a huge nuisance but Mr. Abbas appreciated that the owner of Suburban Showplace reached out and indicated he is willing to work with the residents in the future. Civil Engineers Mr. Abbas has spoken with have expressed concerns with water runoff from the wetlands that may become an issue for Asbury Park homes. Mr. Abbas also expressed concern with the rezoning from Light Industrial to City West as he does not think the City has the infrastructure to support it. He urges the Planning Commission to take a second look at the proposed zoning district and address some of the residents' concerns.

Swanand Dhayagude, 26348 Mandalay Circle, relayed due to the location of his home he will be most directly impacted by this zoning change and construction. He has a young family and is concerned about the noise, pollution, and any people from the multi-family that would be trespassing through the backyard, which is not appreciated. This will lead to more of that. Also, losing trees and some of the wetlands is a big concern. Mr. Dhayagude asks that the City reconsider this zoning change.

Kai Yuan, 26362 Mandalay Circle, relayed his backyard directly faces the new development. Along with all the other concerns brought forward, a major concern is all the kids in the neighborhood that bike and play together, wandering around in a very safe environment. If we cut down the trees and have a direct access to the new City center, that will really create a lot of attraction for the kids. Often time they wander off, but right now because of all the trees and wetlands, it actually protects them in a safe way, but now they can easily have access to a new world so a lot of concerns for the kids that go wander and play near there. This will also potentially bring a lot of unwanted people to the neighborhood, so there are a lot of safety concerns. Looking at the northwest side of the subdivision, there is multi-family rental property that a lot of parents chose to live in to have their children attend Novi schools. Even though they don't own their property, Mr. Yuan wants to have a voice for them because a lot of the kids there are facing the same concern with access to big parking lots and a lot of restaurants. Also, even though now there is a building beyond the backyard, there are a lot of trees screening it, with future taller buildings they will be seen from the bedroom windows. Mr. Yuan kindly suggests adjusting the zoning to make sure there are adequate trees, protective fencing or other safety measures to protect the kids from potential

dangers. Again, looking at the south side of the subdivision, there are a lot of families there that will be directly impacted. Mr. Yuan's preference is to have the City plan for adequate preparation and reduction of noise from any construction rather than hearing a lot of complaints as that would be a smoother process for everyone.

Kara Murtha, 26223 Mandalay Circle, relayed she moved here in 2012 from Florida where she lived very close to her neighbors. The reason she chose the Asbury Park neighborhood was the tall trees. Ms. Murtha grew up in New Jersey in the pine barren, so she was used to having really tall trees. Sitting in her backyard, she can hear birds, which is beautiful. Ms. Murtha implores the Planning Commissioners to come and walk the neighborhood rather than look at a piece of paper. Looking great on paper is not reality. If a five-story building is built near the back of the neighborhood, it will be hideous, and everyone will want to move out of the neighborhood. The property values will plummet. Ms. Murtha implores the Planning Commissioners to think of the impact on the community and the reason why people are attracted to Novi and its nature. Ms. Murtha had to replace 44 tree credits on her lot which was fully wooded, they were all planted back on her lot with no money donated to the tree fund. Ms. Murtha loves Novi due to its nature. She has children and does not want them to be able to walk to something that is dangerous and would never allow her children to ride their bikes to Beck Road or Grand River as it's too dangerous. Ms. Murtha asks that the security aspects of people coming in and out of her neighborhood, the views, the impact to nature, and the impact to the schools all be considered.

Surabhi Sardesai, Mandalay Circle, relayed her concerns that 75-100 feet is too close. Right now, looking out to her backyard, it is beautiful with the tall trees. Seventy-five feet is unacceptable. She pleads that this zoning change does not happen. She has two little kids who play in the backyard, it's not going to be safe. From her second floor she can basically only see trees right now and that privacy will be gone. Ms. Sardesai asks the Planning Commission to please consider cancelling the zoning change.

Haramesh , Mandalay Circle, relayed as her fellow residents have said, she would implore the City Council and Planning Commission to walk through the Asbury Park neighborhood. The reason she was convinced to move from Texas to Michigan was not the Michigan roads, it was Michigan's natural beauty. She enjoys walking in the evenings and biking with her children due to the tall trees, the wetlands, the sounds of the birds. Unfortunately, if we go through with the City West zoning, we won't see that, we will hear noise pollution and smell smoke, which will be a health risk.

A resident, no name given, relayed he has some questions about the presentation tonight. There were comparisons to other communities, and he would like to know which communities that were referenced. These are holes in the analysis because it wasn't indicated that this matches the general idea that you can pick and choose, which isn't right. That includes examples of buildings that were compared to. As far as the survey of residents that was referenced, was the target of the survey adjacent residents or the community as a whole, as he is just newly aware of this. Grand River is a unique road from beginning to end, from one side of Novi to the other, trying to develop it as a marketplace to stop doesn't make sense as it's a road frequently used to commute and avoid the freeway. As a 40-year resident of Novi, he was involved with City Council and the Planning board back in the 1980's, and was associated with an organization called PLAN - People Looking After Novi. The organization tried to make sure residents were represented. At that time, Novi was looked at as a community of residents, and didn't look to become a community like Southfield with high rise buildings. That was the intent of City Council and the Planning board at the time so it's not clear why we are trying to deviate from that, as that has been the intent of Novi all along. Notable City Council members at that time were Hugh Crawford and Nancy Cassis. What is the status of the restaurant atmosphere of Main Street, as it seems everything goes in there and dies. Why are we trying to move it somewhere else along Grand River, which is a busy road, that seems to make absolutely no sense. We keep allowing things to be built, they don't work, so we move on to another area and allow it to go there.

Beth Hinman, lives on Christina Lane, relayed she has a lot of questions about this proposal. Who is behind it, who is sponsoring it, who is pushing it, what is the benefit or reward that the Planning Commission is getting, who is the Staff we keep hearing about that is pursing this proposal. How will additional development of a highest intensity district, with the destruction of more woodlands and wetlands and five to eight story buildings along Grand River, bring any value to the existing residents of Novi. Why is the

Planning Commission's goal to make Novi as congested and unpleasant to reside in as West Bloomfield or Southfield. Grand River doesn't need to turn into another Orchard Lake Road. She objects to this proposal - the density, congestion, the destruction of woodlands and wetlands, without any recourse. The idea of high-rise buildings will significantly degrade the overall quality of Novi. There is absolutely no added value to the existing residents of Novi. She is asking the Planning Commission to listen to the protests and concerns and for once put the needs of the residents above the developers. That hasn't happened for a long time in Novi; do the right thing for a change.

Megan Sedghi, 26529 Mandalay Circle, relayed her property is close to Eleven Mile, but she will be impacted like all the other properties in her subdivision by this development. She already can hear the highway even though she is far away from it. Reducing the green zone is not going to benefit anyone. While the presentation showed something really grand, it doesn't seem to fit with what Novi is. Novi has a small city feel, which we love. We are surrounded by trees and are family-oriented. She is hoping we are not losing sight of that when we are trying to put something out of another city into a place that may be underdeveloped. She knows we can do better than what the presentation showed. Ms. Sedghi is an architect by education and does not see how we can construct something like this on these parcels. As previously stated, there are other parcels in Novi that we started developing and somehow abandoned. Now there is someone who is trying to purchase these parcels and develop them; Ms. Sedghi thinks we should focus on the developments we started already, reduce what the presentation showed, to consider existing homeowners who will be impacted by this rezoning.

Humza Salim, 26433 Mandalay Circle, moved to Novi on January 1st, 2020, in the middle of Junior year of High School. Two months later COVID struck, and he was left alone at home. He had no friends as he had just moved. To spend time, he walked the green streets of Mandalay Circle, which was very nice. He found a lot of peace there. He and his brother played basketball every day for a few hours a day as it is a very safe neighborhood. With the introduction of this plan that won't be possible; the safety net will be gone. Now he is a Sophomore at the University of Michigan and every weekend he comes back just to have the solace again. Mr. Salim strongly recommends that this proposal not move forward.

Aaron Martinez, a 30-year resident of Novi, relayed a lot of his comments have already been stated, but he thinks we can do better than the proposal that is before the Planning Commission at this point. There are a lot of concerns in the community that still need to be addressed. A lot has been heard tonight; people are worried about what this zoning change could mean for them, and Mr. Martinez asks that the Planning Commission take this seriously. As this is considered tonight, Mr. Martinez thinks the proper step would be to table this. It could be sent back to the drawing board, we could collaborate a lot more with the residents, hear their concerns and allow those concerns to be reflected in the plans before a vote is taken.

Mark Weinbaum, is an owner of the Novi Mile, LLC parcel, which is at the northeast corner of Beck and Grand River, behind the Chase Bank, USA to Go and Starbucks. Mr. Weinbaum purchased the property over 15 years ago. He can't speak to the other parcels, or their owners, but he has always found this community to be very mindful and thoughtful about the type, nature and character of development and zoning, such that he has not developed the site in the time he has owned it. The right ideas have not come along. Mr. Weinbaum develops in Milford, Brighton, and Fenton. With all due respect to the homeowners, he hears and appreciates their comments; however, in every development he has done, he has heard the same refrain. The day after a project is completed, people are out riding their bikes and walking. The greatest pleasures of a good developer are that they develop something that is economically viable, serves the community, and is something that they can be proud of as in his particular case, this is not something they will build and leave and go off and do another thing. He is part of the southeast Michigan development community, and their reputation is very important to him. Mr. Weinbaum believes Staff has come up with a very proactive approach. He had no role in developing this, he watched from the sidelines as the Master Plan was developed in 2016-2017. He was approached recently and gave input. There are parts that could be refined further, but the idea that this is going to remain a park or forest is not realistic. There is a significant industrial area to the north of a subdivision. Mr. Weinbaum has developed a lot of industrial properties and the last thing he would want is to live south of an industrial building. There are trucks coming in and out, there is noise all hours of the day. There is a need for good quality, affordable, attainable housing in this community. He would encourage residents

to think through this. He appreciates Staff's thoughtfulness and thinks this is a good foundation for prospectively and holistically activating this whole section in a way that is going to protect the environment, retain quality woodlands and wetlands, and give an opportunity for everyone to be involved in a larger, grander plan.

Ali Ozbeki, who spoke previously, wished to add a comment. Chair Pehrson noted only one comment is permitted per resident during the public hearing. Mr. Ozbeki stated that he has a house that he would be happy to sell at a 20 percent discount of market value to Mr. Weinbaum.

Mike relayed he moved to Mandalay Circle in Novi a year ago. What drew him to Novi, as his neighbors have said, is the greenery, it's a special place. However, the writing is in front of us. What he does not like is driving down Grand River, seeing "Now Hiring" signs at places like Suburban Showplace and Kroger. There are a lot of developments that don't have staff. Day one, everything will be beautiful, there will be TV cameras and ribbon cuttings. What will happen a year down the road when the employees are not there anymore? There will be more help wanted signs, it's a vicious cycle.

David Landry, 45471 Kimberly Court, relayed he is representing members of the Joanne M. Ward trust who own the ten-acre parcel on the southeast corner of Grand River and Beck Road. The northern three acres are zoned B-3, the southern acres are zoned RA. Mr. Landry relayed the family has owned the parcel since the 1940's. Looking at a 1990 aerial, the houses and buildings shown were their family business. In fact, looking back at a 1949 aerial, the buildings shown were their family business, so they are very much invested in this property. Mr. Landry asks that the ordinance treat the southeast corner the same as the it treats the northeast corner; carve out the B-3. He has no objection to the RA piece being included in City West. This particular corner is unique in the sense there is a hospital right across the street, which is a very intense regional use. There are intense business uses to the northwest with a Home Depot along with the other businesses there. The northeast corner is carved out, with the bank and a Starbucks, a fancy gas station. This whole corner is a classic B-3 use, so he asks to be treated equally. Secondly, with respect to drive-thru uses, Mr. Landry previously drafted a letter to the Planning department and asked for it to be forwarded to the Planning Commission. He was concerned that the version of the ordinance he saw did not allow drive-thru for businesses. However, since the April 5th Planning Commission meeting, Mr. Landry is aware that the administration has amended a few things and recommended as a Special Land Use that drive-thru is included for retail, restaurant and pharmacy businesses. Mr. Landry is in support of how the Ordinance is currently worded that a drive-thru is a Special Land Use. Like all drive-thru's, there is a concern for adjacency, sound, traffic stacking, things of that nature and Special Land Use takes care of that. Mr. Landry concluded he is in support of the drive-thru aspect in the Ordinance and asks that recommendation be passed on to City Council and asks to be treated like the northeast corner with B-3 zoning.

Jeff Wainwright, 45799 Grand River, relayed that this address is his business, Paradise Park. It is a very family-based business, and he likes the idea of a lot of families and a lot of kids in the area. He wants to see the area of Grand River developed well that is west of his business. This ordinance has gone through an unbelievable amount of work to get to the point it is, and the Staff have tried to craft something that answers everybody's needs. It's never going to be perfect, but Mr. Wainwright, as an engineer, has a few suggestions that could answer some of the concerns brought up tonight. The setbacks are set in general against the residential area at 100 feet. In thinking about a setback in principle, a parking lot will not be any less attractive whether it is 25, 50 or 100 feet back. The issue can be resolved with proper berming, proper landscaping that can be added to the Ordinance. It does not need to be a 100-foot setback which is punishing to developers, who won't be able to develop at that setback distance. There are only 33 parcels in that sector, which is 133 acres, that averages 3 acres per parcel. A 100-foot setback on a 3-acre parcel makes it unbuildable. We need to give pause to that and come up with a solution for the residents when they look out their window see good landscape like what was done at Paradise Park. Mr. Wainwright compels the Planning Commission to give thought to this and send the Ordinance back for one more revision.

Megan Zatkoff, 50735 Chesapeake Drive, relayed she lives in Island Lake and wanted to bring up the issue of traffic and congestion in the area as it has not been mentioned enough. While she empathizes with the residents on Mandalay Circle and other nearby areas, traffic increasing to this area would be

detrimental to all nearby neighborhoods, down Beck Road, Wixom Road and Napier Road. They are already feeling the effects from nearby construction. That gives an idea of what would happen if this area becomes overly congested without a plan for the vehicles which typically now use Grand River as a thoroughfare. Are those vehicles going to start spilling over to Ten Mile? Where will they go when I-96 is backed up? Offer that as something else to consider, not only what do we do with the land, but what is the impact of traffic nearby.

Blair Bowman, owner of the Suburban Collection Showplace, relayed he is very proud of what he has been able to accomplish. After some assistance with tax abatements, they are one of the largest taxpayers in Novi. One thing that must be understood is this is not something that they have pushed in any way. They are certainly interested in seeing what is going to develop from this Ordinance process. If it's any consternation at all, removing the Showplace and the surrounding properties used to support it is fine, and concentrating more towards the west where the intersection and interchange is. Mr. Bowman does also represent some of the properties on the south side of Grand River and has met with the Asbury Park Homeowners' Association. He cannot commit to anything that is going to develop out of this Ordinance, he can only speak to what he would develop, and how he would develop the parcels immediately north of Asbury Park. Mr. Bowman referred to a plan that would preserve 98 percent of the wetlands, and most of the woodlands. The structures he would propose are a single-family residential townhouse style apartment community, immediately 100 feet north, but over 400 feet away would be the first three story style building. Mr. Bowman welcomes the opportunity to work with the residents only if and when we get to that point.

Andrew Mutch, 24740 Taft Road, relayed there were a few things that he recognized in going through the Ordinance that raised concerns for him. One of the things that stood out, while there have been changes since the initial draft, there are still areas where this Ordinance is deficient in comparison to comparable ordinances particularly in the area of adjacency to residential areas in terms of setbacks and buffering. For example, the building setback requirements, while they have been increased, are still less than what is required for I-1, RM-1 or RM-2 which would be a minimum of what we would want. Those building setbacks are absolute, so it's not a matter of how tall the building in RM-1 is, it's setback 75 feet. In the case of this Ordinance, if you have a building that is not as tall, you can move it closer to the property line potentially increasing the impact on adjacent residential properties. We need some clarity on what constitutes residential, as there are other uses permitted in this that are traditionally listed in residential land use category such as live-work, daycare centers, and private schools. If these are considered residential uses, then the non-residential setback does not come into play. Those uses could be a lot closer to residential property lines than otherwise might be allowed. Another area lacking compared to other zoning districts is the open space requirement. This Ordinance requires 150 square feet per unit, every other district, such as RM-1, RM-2, TC, TC-1 where we have these kinds of more urban residential areas, require 200 square feet per unit of open space. Why are we cutting back here compared to other areas in the City? Another thing that has been reflected in many of the comments tonight is the impact on natural features and resources. The Ordinance and all the material that has gone out with that talks about the importance of conservating natural resources, yet we get these concept plans that show the areas being blown away. Reading through the City West Ordinance language, there is nothing in there that protects woodlands and wetlands beyond what our Woodlands and Wetlands Ordinance does today. Mr. Mutch does not have confidence that those Ordinances would be enforced in a way that would protect those areas in a meaningful way. Mr. Mutch believes that there needs to be substantial language in the City West district if adopted, that protects those areas because that is what is being counted on to help buffer those adjoining residential areas. While berming helps, it does not replace mature trees. There is a lot more work to do with this if it goes forward, and Mr. Mutch hopes the deficient areas get addressed.

Matt Heinz, 24551 Kingspointe, relayed many of the residents have done a phenomenal job sharing their concerns, and the Staff has done a lot of work putting this plan together. One thing that has not been discussed is there is a big difference between the woodland permit that was heard prior to this which was a very specific plan, with the outcome being option A or option B to have trees replanted or not. One of the largest deficiencies of this proposal being discussed at length, is there is not much defined. There are suggestions of initiatives related to sustainability or other mentions to be environmentally friendly and energy efficient, but much of the language in the proposal is "might", "should", "mostly". If you were to

ask anyone here what this is going to look like, there would not be a clear projection. To vote on something that is not clear on what it will be could lead to a terrible mistake. This needs to be much more fleshed out and developed into a concrete plan.

Natalie Jocz, 45144 Nine Mile Road, relayed even though she lives far from the proposed City West district she has concerns as a Novi resident. The first concern being the height of the buildings, which would be taller than the local hospital or mall. It is concerning that the residents who are living nearby are not being listened to. If this were to be approved, Ms. Jocz would hate to live near a ten-story building. Another concern is talk of lowering the speed of Grand River as that is a four-lane road, in some parts five-lane. How can the speed be lowered when there is so much traffic that goes through there? As has been mentioned, we need to look at the traffic and where that flow would go. Before we do that, we really need to look in more detail at this project.

Seeing no other participants, Chair Pehrson closed the public comment. Member Lynch read the written correspondence:

- Support from Thomas Meyer
- Objection from Paulette and Louis Alioa
- Letter from David Landry representing the trust of Joanne B. Ward
- Objection from Rafael Barkas and Kasia Barkas
- Objection from Khurram Abbas
- Objection from Giles McGill
- Objection from Alex and Lisa Ljucdjonaj
- Support from Novi Mile, LLC/Mark Weinbaum
- Support from WixMix LLC, Jeffrey Heyn
- Support from Central Park, LLC/South Grand Equities, LLC/Nobe Property Group, LLC/Nobe II Property Group/Peter Scodeller
- Support from Grand Beck Venture Group, LLC/Servman, LLC/Blair Bowman
- Support from Blair Bowman
- Objection from Bijan Sedghi
- Objection from Jason Wright
- Objection from Kelly Kasper
- Objection from Annett Hoermann
- Objection from Joe and Jennifer Patton
- Objection from Michael McDougal
- Objection from Swanand Dhayagude
- Support from Mary N. Frankfurt and James M. Frankfurt
- Objection from Claire Smith
- Objection from Charles Smith
- Objection from Surabhi Sardesai
- Objection from Lauren Santeiu

Chair Pehrson closed the audience participation and turned the matter over to the Planning Commission for consideration.

Member Lynch relayed it is his understanding that Staff got the assignment four years ago to do something with the mishmash of parcels on Grand River. First, when Member Lynch first looked at this project…

Member Avdoulos offered a clarification that this is not a project or proposal, it is a rezoning of a large piece of property. We are looking at a district, and at a text amendment for the whole area. To clarify, we are not approving a specific project, as that seems to be where there is a lot of confusion.

Member Lynch relayed in terms of the rezoning, as he brought up in the past, Grand River Avenue right now is four and five lanes. His advice to City Council would be they might want to take a look at a traffic calming proposal that came up a few years ago where boulevards were put in. Similar to Van Dyke, it calmed the traffic to a point where it would be appropriate in this district. Member Lynch also relayed he had initial concerns with the proposed height. His understanding is in the Ordinance the height will be a maximum of eight stories on the north side. City Planner McBeth confirmed that a maximum of eight stories

will be allowed on the north side, only if they apply for and receive the additional bonus stories.

Member Lynch inquired as to his understanding that we are allowing vertical development to preserve more of the wetlands and woodlands. City Planner McBeth confirmed that is one of the purposes.

Member Lynch referred to the references made to Southfield, and stated we need to be careful about that, but he can only advise City Council. Novi has its own character. Something needs to be done to put uniformity there – looking at the various zones south of Grand River there are quite a few parcels that are currently zoned industrial, so if someone wanted to come in and put in, for example an extrusion business, they could.

City Planner McBeth stated that is correct, everything that is permitted in the Light Industrial district, which is the majority of the parcels on the south side, except for the residential and office to the west, could be built there under the current zoning.

Member Lynch inquired if there were industrial uses in the proposed zoning change. City Planner McBeth confirmed there are no light industrial uses included in the new Ordinance. The existing light industrial uses that are there would be grandfathered in, until they decide to move. When someone else comes to develop the property, it will be under the new Ordinance.

Member Lynch inquired as to what the current setback is on the south side of Grand River adjacent to the residential area. Senior Planner Bell relayed that in the current I-1 district nonresidential uses must be set back 100 feet. In the proposed City West district, nonresidential uses would maintain the 100-foot setback. Residential uses, like a townhouse, would be limited to 35 feet in height and for every foot of building height, the building would have to be set back two feet from the property line. Member Lynch confirmed his understanding that the new district doesn't change the current setbacks and berming, but improves it in some areas. Senior Planner Bell confirmed this what we've attempted to do.

Member Lynch inquired how many different property owners there are in the proposed district. Senior Planner Bell stated that there are 54 properties, some owners own multiple properties.

Member Lynch relayed he appreciates the work that has been done and he thinks it best overall to have an overriding zoning district although a concern was the permitted building heights. This would be a perfect opportunity to implement a traffic calming plan on Grand River, and make it more attractive, very similar to what was done on Beck Road between Five and Six Mile Roads.

Chair Pehrson added we are not suggesting any design standards other than what is in the manual. There is a hope that all the parcels will become uniform, and at some point, we address the traffic.

Member Becker relayed that our job is to listen to everyone in the City. Whenever an opinion is expressed to the Planning Commission and they do something contrary to the opinions expressed, it does not mean that they didn't listen and consider the opinions.

Member Becker referred to comments made regarding why the City does not go back and try to redevelop West Oaks or Main Street. The City doesn't develop property, and the City does not go in and help a business succeed or fail or replace a business. The City decides what business fits the zoning.

Member Becker relayed it is often remarked that one way to preserve green space and open land is to build up and not out and some of the suggestions in the proposed Ordinance would allow for that. As was pointed out, all the industrial zoned properties could take away all the trees with a parking lot and industrial building that will never look as nice as a well-done residential building. There are setbacks which allow for trees to be maintained, and probably a lot less lighting than there might be in some industrial settings. What this proposed zoning district is actually doing is trying to protect some of the features that the residents have mentioned. As Member Becker is frequently bent on asking, would the Asbury Park residents consider how many trees and wetlands were taken away to build their homes?

Member Dismondy relayed that his understanding is that the City's mission here is to activate a part of

the City that is aging. The average life of the properties along that stretch is 43 years. Industrial hasn't taken root in that corridor to date. As City employees, the staff are looking to make the City a better place and come up with progressive ideas with best practices from around the country. That's what we saw today, which was years of work to come together. Inevitably, we feel like we see it too late to have an opinion, which is what we are experiencing tonight. This wasn't done hastily by any means. There are things to it that Member Dismondy likes very much and some things that he does not think will work without further revision, namely the speed of traffic. Member Dismondy does not think he is ready to make a decision on the outcome but will wait to hear from his colleagues on the Commission.

Member Verma relayed listening to the public and in the written correspondence there are so many positives and negatives brought forth as well as ideas that have come. Member Verma would like to wait for another ten to fifteen days to combine those thoughts with what our Staff has already presented.

Member Roney relayed he has been on the Implementation Committee and has seen this for the last couple of years, and thinks it has exciting potential. It's not a proposal, we need to yet see the proposals. This is opening the possibility for developers to start talking about what they can do in that area. Member Roney likes the proposal and supports it. He appreciates Member Lynch addressing the setback concerns and is glad to hear they are not different than what they are today. He would rather have something like what this vision is than have a manufacturing plant in his backyard.

Member Avdoulos relayed this is not a project nor a proposal. It is taking an area, looking at how it is currently zoned, then thinking about what potential projects can go there and rezoning it to allow some flexibility and allow interesting projects to come in. It is up to the developers to come in and show us what they are thinking. Just like the gentleman said earlier, the woodland permit was one project that came forward on one site and asked for the removal of eleven trees. In the same way with this area, any project that comes in has to go through the planning process, has to go through site plan approval, has to follow all the ordinances, and has to maintain wetlands and woodlands. Right now, the majority of the properties are zoned residential, which means someone could put up a light industrial building that is 100 feet abutting residential.

Any project still must follow all the other requirements we have for all other projects. The concern with the height, as City Planner McBeth indicated there are requirements for that. The tallest buildings will be on the north side of Grand River. The heights on the south side of Grand River for residential are a minimum of two stories and a maximum of three stories. If there are mixed use, then four stories are permitted on the south side and five stories are permitted on the north side. These are just ideas, there are no planned projects yet.

For a frame of reference, the nearby hospital is seven stories to the top of the penthouse. It is actually closer to eight stories because hospitals are allowed a higher floor to floor height on the first couple of floors. There wouldn't be anything taller than the hospital in the City West district.

What this whole process is looking at doing is not dictating what should be built here, but allowing some flexibility for developers. At some point, these properties are going to be developed. The City wanted to put something together to help guide that so it does protect the residents who are close to Grand River. The document was driven by maintaining the wetlands and woodlands. Member Avdoulos has been on the Planning Commission long enough to see how diligent the City is to help maintain that. That is why a lot of people move to the City as has been indicated. As a resident of Novi for 30 years, Member Avdoulos has seen it develop much better than a lot of cities. This document has a lot of work put into it and is improving what we currently have on the boards. We are not saying what goes in there, we are just zoning it to give flexibility to developers who want to build there.

Chair Pehrson relayed he agrees with much of what's being said. This is to drive a conceptual idea that has to be brought forward by whomever the developers are. As mentioned, some of these properties have been sitting fallow for 43 years. This is not something that is going to happen between now and next month. There are properties that are going to have to be adjoined. All the plans brought before the Planning Commission need to go under the same scrutiny relative to all things such as setbacks and woodlands. What we are looking to do here is to create something as uniform as the Town Center when

that was developed. Most of the development will be abutting Grand River, not be sitting in the backyard of the residents. As individual projects come to the Planning Commission, they will make the hard decisions as to whether that particular application has the correct setback and intent for the given area. As has been stated, we are not building another Southfield. The max height on the north side will likely be five stories, and 35 feet on the south side. This is to create flexibility, so we can help developers come forward with their best ideas. What we are trying to do is give those who want to invest in the City of Novi the opportunity to do that within some guidelines to this specific design standard. We hear everything said about setbacks and the applicability of safety and what that means. There are certain things we have no control over, we can ask for with inside the plans certain lighting conditions, certain exit gates to prevent people from wandering into neighborhoods. Just because we vote a certain way, doesn't mean we are not listening. Chair Pehrson appreciates everyone's input and really appreciates the respect given the Planning Commission and hopes that we afforded the same to you.

Motion to recommend approval to City Council to adopt the City West district into the Zoning Ordinance made by Member Avdoulos and seconded by Member Lynch.

In the matter of Text Amendment 18.296, motion to recommend approval to City Council to adopt the City West District into the Zoning Ordinance as shown in the draft amendment for the following reasons:

1. **The 2016 Master Plan for Land Use recommended the creation and adoption of a new zoning district for this area of the City in order to foster redevelopment of underutilized parcels, and to create a vibrant, walkable, mixed-use district,**
2. **The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing more flexible development standards for a unique area of the City,**
3. **The Master Plan for Land Use objective to support and strengthen existing businesses and attract new businesses is fulfilled by allowing existing businesses to expand and creating new development opportunities in a mixed-use environment,**
4. **The Master Plan for Land Use objective to provide a wide range of housing options is supported as the new district allows residential use in a mixed-use setting,**
5. **The Master Plan for Land Use objective to develop the City West/Grand River and Beck area in a manner that supports and complements neighboring areas through the use of setback and height restrictions to provide buffers to single family districts, and**
6. **It provides an opportunity for long-standing businesses to remain at their current location.**

ROLL CALL VOTE ON MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL TO ADOPT THE CITY WEST DISTRICT INTO THE ZONING ORDINANCE AS SHOWN ON THE DRAFT AMENDMENT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 7-0.

3. **CITY WEST ZONING MAP AMENDMENT 18.741**
   Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council regarding the rezoning of property in Section 16, located east of Beck Road, west of Taft Road along both sides of Grand River Avenue from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West). The subject properties total approximately 250 acres.

Senior Planner Lindsay Bell relayed historical photos of the area show the land was largely agricultural fields and orchards in the 1940s. When I-96 was constructed in 1957 there was a highway rest stop until the Suburban Collection Showplace was constructed in 2005 in its location. The Fairlane Motel appears to have been developed on the north side of Grand River in the 1950s, and is still open today. By the 1970s there was greater industrial activity in the area, including the Wix-Mix concrete plant, trucking operations, outdoor storage yards, various industrial buildings, and a gas station near the intersection of Beck and Grand River. Over the last 20 years many of the remaining homes and vacant structures have been torn down after falling into disrepair, and the properties have not yet redeveloped. As stated in the 2016 Master Plan, "Many sites are underutilized, disused or vacant."

CITY COUNCIL
EXCERPT FROM MINUTES
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Member Smith agreed with the previous speakers. He said he works off Meadowbrook Road between 12 Mile Road and 13 Mile Road, so he has not been impacted as badly as the people between 11 Mile Road and 12 Mile Road. He said it is challenging for our people to get into work sometimes, especially this last week. He thought that anything we could do to get Great Lakes Water Authority (GLWA) get that watermain finished would be great.

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

David Landry said he was representing the Joanne Ward Trust and he wanted to speak briefly on Item No. 2 on the Agenda, which is the proposed Zoning Map Amendment for City West. He stated the Ward Family Trust owns the property on the southeast corner of Grand River Avenue and Beck Road. Mr. Landry said the actual corner of the intersection is zoned B-3. He said his client owns three acres currently zoned B-3. He explained that south on Beck Road there are seven acres that are zoned R-A, we have no objection to the inclusion of the R-A portion. He said on the corner of Beck and Grand River on the southwest corner is Ascension Providence Hospital zoned OSC, and on the northwest corner is Home Depot Plaza zoned B-2 and on the northeast corner is a bank, zoned OSC, all commercial, it would, in his mind only be consistent to include the southeast corner and leave it as B-3. He said the intent section of the proposed City West ordinance states that the intent is to create a corridor of buildings massed along Grand River Avenue. He commented that there is nothing mass on the north side of Grand River Avenue, because there isn't, in his mind be consistent to mass buildings, it would be inconsistent, and it would just be lopsided. He said they supported City West for the seven acres to the south, but as far as the actual southeast corner, it has been zoned B-3 forever. He stated they were there to simply as the City Council for consistency purposes, it is a commercial corner, and they would ask them to leave it.

Joe Bertera, 130 Rexton, Lake Wall Subdivision, Novi. He said he has been here multiple times talking about the Lakefront Protection Ordinance. He missed the last meeting, so today he wanted to talk about the Lakefront Protection Ordinance from the City Council Minutes from 1986 which he presented on the overhead screen for the audience. He read certain sections because he was not sure what the city attorney is really telling you and what he is not telling you. He said you could see here in Ordinance No. 86-18.20 which is how this was referred to back in 1986. He read verbatim from the previous city attorney from David Freed in 1986. He said this is where several lake area residents in the audience were concerned regarding their own access to Walled Lake. He stated that the person who owned his house previously submitted a letter which he showed at a previous Council meeting, talking about his 1919 Subdivision which he also mentioned which is Lake Wall Subdivision and using our lake access lot access was given to them as part of their deed which he already brought up in other meetings, he had concerns about this Lakefront Protection Ordinance. He said Mr. Freed stated, "That this ordinance does not have any application to existing subdivisions or multiple dwellings." He said he quoted the ordinance where it indicated no parcel of land shall in the future. He noted

he could not read the rest of that because somehow the document had been lost or destroyed by the city. He commented the city attorney in 1986 said this does not apply to existing subdivisions, which is what he has been telling you for the last eight meetings that he has attended. He said the second part says Mayor Karevich stated, "that the word hereafter or something else would have to be put in the safe future development into the Lakefront Protection Ordinance which we know it is about future development", but now you are trying to say that it applies to our 104-year-old subdivision. He reiterated that we could see that the city attorney in 1986 said this does not apply to existing subdivisions. He said the mayor said we need different wording inserted into the into the ordinance stating, you know, into the future, which is exactly what he has been saying all along. He said if you fast forward to 2007, our current City Attorney, Tom Schultz, Mr. Bertera wondered what he said about this ordinance. He said the current attorney said in 2007, "to our knowledge, the City has not applied this provision to Lot 12 or similar properties around the lake whose use in development predated it." Mr. Bertera said now you have two city attorneys that said the same thing that he has been saying for eight City Council meetings.

Khurram Abbas congratulated Victor on his appointment. He said he lived in Asbury Park subdivision and was on the Asbury Park Homeowner Association. He mentioned they had many Asbury Park residents that attended the Planning Commission meeting and voiced their concerns associated with the City West zoning proposal, particularly regarding the proximity of the south part of City West. He stated the concerns range from environmental impacts to noise related concerns. He said many other residents of Novi showed up or wrote about valid concerns about the proposal in general, mostly stemming from the massive amount of development that the project incurs. He hoped to see the City Council go over the audience comments in meetings, meeting Minutes from the Planning meeting in May. He stated during the Planning Commission meeting, it did not appear to him that the Planning Commission members were well informed of what the project entails. He said they were asking a lot of vague questions during the discussions. He said some of them were somewhat receptive about the overwhelming concern from nearby residents and one more time to review the details, but still unanimously voted to recommend this proposal for approval with the City Council. He stated some of them made comments to justify the recommendation by telling them that we had to cut trees in our subdivision as report, which by the way is not true. He stated that they claim that the rezoning would be better for them without being informed on what the existing setbacks and height limits apply to the existing I-1 Light Industrial zoning that is in place right now north of their subdivision. He spoke for all the residents of Asbury Park when he said their homeowners are extremely disappointed by the Planning Commission's lack of consideration. He said they were hoping to have the Planning Commission at least advise some modifications to the proposal for the city where southside by ensuring that the setbacks and height requirements for the existing won't be retained which would be 200 feet setback and two to three story maximum for the residential units. He hoped the City Council, unlike the Planning Commission, would do the right thing and take the residents' concerns into account. He said there seems to be a growing disconnect amongst Novi residents with all the development particularly the dense residential proposals and it

would be in their best interest to address those concerns adequately before voting to approve or reject this proposal. Thank you.

Eddie Hesano said he was the proprietor of Eddie's Walled Lake and a Novi resident at 1359 East Lake Drive, Novi. He mentioned they are on the Agenda for our Firework Show, which is the Walled Lake and Novi Community Firework Show. He said this is a show for us and for our families that we can enjoy, he was very pleased that it is on the Agenda and that it will come into fruition. He said Novi is looking better and better every day, he has been here since 1995. He thought Novi was doing a spectacular job. He said he knew a lot of people that work for the City, and they are amazing. He wished he had that in his city where he worked.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 23-07-086 Moved by Crawford, seconded by Casey; CARRIED UNANIMOUSLY

To approve the Consent Agenda as presented.

A. Approve Minutes of:
June 26, 2023 - Regular Meeting

B. Enter Approval to purchase Courts and Law Enforcement Management Information System (CLEMIS) and Fire Records Management System (FRMS) fees and services from Oakland County for the 2023-2024 fiscal year in the amount of $61,060.

C. Approval to purchase a 2024 Ford Expedition vehicle for the Novi Police Department from Lunghamer Ford of Owosso, LLC through the Macomb County cooperative purchasing contract, in the amount of $61,851.

D. Approval to award engineering services to Spalding DeDecker to evaluate the City's existing surveying benchmarks in the amount of $27,500.

E. Approval to award engineering design services to AECOM for the design of the southern portion of the Lakeshore Park Parking Lot Reconstruction in the amount of $36,345.66

F. Approval to award condition assessment services to Pure Technologies for inspection of PCCP water main, in the amount of $61,700.

G. Approval of a Street Light Purchase Agreement with Detroit Edison Company for the installation and ongoing operation cost of seven (7) standard streetlights at six (6) intersections along Ten Mile Road between Meadowbrook Road and Haggerty Road.

H. Approval of request for Fireworks Permit by Eddie's Barrel of Wine to be operated by Gen-X Pyrotechnics, on Saturday, July 22nd, 2023, on Walled Lake.

I. Approval of a Resolution to close the westbound of Grand River Avenue from Taft Road the to 46850 Grand River Avenue for the 2023 Michigan State Fair 5K Run from 7:30 AM to 9:15 AM on Saturday, September 2, 2023.

J. Enter Executive Session immediately following the regular meeting of July 10, 2023, in the Council Annex for confidential written communication for legal counsel and to discuss Union negotiations.

K. Approval of claims and warrants – Warrant 1135

Roll call vote on CM 23-07-086 **Yeas: Casey, Crawford, Fischer, Smith, Thomas, Gatt, Staudt**
Nays: None

MATTERS FOR COUNCIL ACTION:

1. **Consideration of Zoning Ordinance Text Amendment 18.296 in order to establish the new City West zoning district, along with associated ordinance changes to reference the new district, and to amend text related to the EXO District, to reflect an underlying zoning of CW - City West. Establishment of the City West District was recommended by the 2016 Novi Master Plan Update to create a vibrant, walkable mixed-use district in proximity to the Suburban Collection Showplace and Ascension Providence Hospital. FIRST READING**

City Manager Cardenas stated this has been a project that has been in the works since 2016. He said as the Mayor mentioned in the reading of the motion sheet, this is the first reading. He explained the timeline that we have, and Lindsay Bell is going to present to you a comprehensive presentation on what City West is all about. He said this started back in 2016, 2017 in terms of different actions by the Planning Commission. He mentioned as stated this was to help it create a vibrant area in and around Ascension Providence Park and Suburban Collection Showplace along the stretch of Grand River from Beck Road to Taft Road. He mentioned there have been many different points that we have interacted and talked about in terms of hiring consultants, implementation of committee reviews, and it is finally coming to Council for your consideration, in two different meetings. He said there will be a Text Amendment and Zoning Map which is the item after this, again, only a first reading.

City Planner Lindsay Bell explained the 2016 Master Plan established a vision for the creation of a new district called City West. She quoted from the Master Plan "This area offers the potential for the creation of a prominent new district combining entertainment, convention, commercial, office, and residential uses in a cohesive, high-density, walkable pattern..."

Ms. Bell stated the challenge for staff over the last 4+ years has been to craft an ordinance that would allow, support, and encourage that vision to become a reality. She said it was exciting to be here with you tonight to present the results of all our efforts for your consideration. She stated they have gone through many drafts and revisions,

adapting to new strategies and learning from the application of existing districts in the City. She gave a quick context, she explained she was referring to the area along Grand River both north and south, generally east of Beck Road and west of Taft Road.

Ms. Bell stated the City West area provides an opportunity to expand the housing choices available for young professionals, empty nesters, and other residents who prioritize a more urban, walkable community, easy access to the highway and destinations within Novi, and entertainment opportunities. She said Grand River Avenue is a major corridor with greater road capacity than many areas of the city. She said SMART has recently released its proposed route expansion and has proposed extending bus service along the Grand River corridor through Novi and into Wixom. One of the proposed locations for a transit stop would be within the City West area, which makes the establishment of this district very timely.

Ms. Bell stated they have been working with the Planning Commission's Implementation Committee, and the City Attorney's office, they have developed the City West Zoning Ordinance text to provide the standards under which properties in the new district will be developed, as well as a Design Guide that offers visual examples that the Master Plan and ordinance language are working together to accomplish. She said the Design Guide complements the ordinance language and would be made part of the ordinance by reference. It includes background information on the area, inspiration images from around Novi and other communities, as well as 3D models to visually show certain requirements or suggestions. She noted the intent is that both documents would be used in conjunction to guide development, creating a structure for developers while permitting flexibility when it is determined to make sense.

Ms. Bell said for projects that are not mixed use, City West District includes a baseline level of development for principal permitted uses, which would be allowed at a similar intensity to what can currently develop in the I-1 District on the south side of Grand River. She stated the baseline level of development, building height is limited to three (3) stories. Uses permitted include office, retail, restaurants, day care centers, banks, and instructional centers.

Ms. Bell explained the proposed ordinance includes an optional Mixed-Use Development Option (MDO) if eligibility criteria are met, which permits a wider range of uses and higher intensity development to encourage the creation of a dynamic mix of compatible uses.

Ms. Bell said residential uses can be developed under the MDO, either as stand-alone use or as part of a mixed-use project. The granting of a Mixed-Use Development Option application requires review and recommendation by the Planning Commission and approval of the City Council. She said the MDO process is like the approval process for the PD-1 and PD-2 Options, with City Council discretion over deviations to area, bulk, yard, and dimensional requirements, as well as density. She noted the Planning Commission will need to consider Special Land Use standards, along with other items, in making its recommendation when MDO projects are considered.

Ms. Bell said while the MDO provides greater flexibility in parking and landscaping, as well as setbacks and building height to allow a more urban form of development, projects will still be subject to other applicable codes and regulations of the City, including Wetland and Watercourse protection, the Woodland Ordinance, Stormwater detention standards, façade, and landscape requirements, as well as lighting and noise ordinances. She stated applicants are required to demonstrate that the proposed layout of the site is designed to minimize the negative impact on existing natural features, including woodland and wetland areas.

Ms. Bell said the proposed ordinance standards allow for greater height along Grand River for MDO projects, however, staff believes that most projects will still have 3-5 story buildings, with additional height potentially requested for mixed-use buildings, or for a signature office building or hotel. She noted for areas greater than 200 feet from single-family districts, the bonus height provisions permitting higher buildings involves meeting one or more specific criteria such as providing or preserving over 25% open space, using sustainable green building elements and design strategies (ex. LEED Best Practices), allocation of units for Workforce Housing (at least 15%) or lower-level parking or parking garage to limit impervious surfaces.

Ms. Bell said the maximum height is limited to eight (8) stories or 115 feet in the proposed ordinance for developments on the north side of Grand River Avenue. This is the same height limit as currently permitted in the OST zoning district which allows building heights up to 115 feet for the area north of Grand River as all that area is within 1,200 feet of the freeway.

She stated that south of Grand River the maximum possible height is limited to 5 stories, or 70 feet. Any height increases would have to be approved by City Council.

Ms. Bell stated the City West area south of Grand River Avenue is directly adjacent to areas designated for multi-family and single-family residential. This portion of the district is intended to provide a gradual transition to the surrounding uses. Within 100 feet of single-family residential areas to the south, non-residential buildings are not permitted, and residential buildings are limited to 35 feet in height to ensure a proper transition and prevent undue impact on the existing neighbors. She said the 100-foot setback for non-residential uses is consistent with current I-1 District setback, to ensure that no new hardship is created on landowners, and adjacent residents are afforded the similar protections that exist today. She noted any building within 200 feet of single-family residential districts is proposed to be limited to 40 feet and will not be eligible for bonus height increases.

Ms. Bell said in addition to the height limits, residential buildings are required to be set back a minimum of two feet for each foot of building height. If the maximum building height of 35 feet is proposed, that structure would require a minimum 70-foot setback from the single-family district. She noted by way of comparison with multiple family zoning districts in Novi, in the RM-1 and RM-2 Districts, the minimum side and rear yard setbacks are 75 feet. She commented that the existing Central Park Estates buildings are built 70-

75 feet from the property line. She said the City West district also requires a 50-foot setback for any parking areas adjacent to single family zoning districts, as well as the installation of a wall or landscape berm to provide buffers.

Ms. Bell gave a brief re-cap: less than 50 feet from the single family residential, only residential structures less than 25 feet in height would be permitted. She noted from 50-100 feet, residential structures up to 35 feet in height and parking with screening would be permitted. She also noted from 100-200 feet from SFR, both residential and non-residential buildings could be allowed with a maximum height of 40 feet. She said over 200 feet from residential additional building height can be requested. She stated at over 500 feet, outdoor seating areas with live music can be authorized.

Ms. Bell said the City West is meant to have sidewalks and pathways throughout the district, providing connections to the City's non-motorized network. The recently expanded Ascension Providence campus trail network provides miles of non-motorized opportunities and connects to the ITC Trail. She mentioned Bosco Park is accessible via Beck Road less than 1 mile away. She stated Taft Road already includes on-road bike lanes as well as an 8-foot pathway on the west side of the road from Grand River to south of 9 Mile. She said this facility connects the City West area to several Novi schools, as well as the Library and Civic Center campus. She noted that pathways along Grand River also provide a direct connection to the Town Center area within a one to two mile distance.

Ms. Bell explained that the development in this district is required to meet specific design standards to ensure future development is cohesive and walkable. She said the buildings are meant to front on internal street networks rather than Grand River to create a more pedestrian-friendly development than the thoroughfare can offer. She noted shared off-street parking facilities are encouraged. Development projects are required to provide public plazas and open spaces for gathering. She said parking requirements for residential uses, based on the number of bedrooms, have been included, which are consistent with the requirements in the Town Center district. In summary, she stated that staff and the Planning Commission recommend approval of the proposed text amendment and Design Guide, with any necessary modifications as it continues to move through the process, as it is following the Master Plan for Land Use and forwards both economic development and housing goals of the City. She said we are happy to answer any questions you may have.

Mayor Gatt thanked Ms. Bell for the very comprehensive background. He mentioned that he heard people say that this is a Council driven issue, he wondered if that is correct. Ms. Bell replied that it is a Master Plan driven issue. Mayor Gatt asked if it was true or not true that a single businessman in the city was pushing for this. Ms. Bell replied, no. He thanked her for her response. He asked Council if anyone had any questions.

Mayor Pro Tem Staudt said it all sounds so great. He mentioned he sat in the Master Plan meetings for probably a year, we are here now, and for some reason, there are a lot of things that have never passed his test. He said his test is a test of common sense. He

wondered if you as a staff member walked out to the property and looked at all the different angles about all the things that you were talking about. Ms. Bell said yes, she had walked through the area. Mayor Pro Tem Staudt stated he has also and under no circumstance could he see us having a five-story building on the south side of the property. He mentioned looking at the berms while walking the properties, there are so many issues that are important. He said he would like an explanation on what drove this in 2016, was this staff driven or developer driven. He would like her to give us an overview of where this came from and why, if it happened in 2016, and we are talking about in 2023.

City Planner McBeth said she would be happy to explain. She stated the Master Plan that was done for 2016, approved in 2017, had three redevelopment areas identified. She stated that is one of the goals of a Master Plan and the Redevelopment Ready Communities. She said there were three areas where the location was located, one where Sakura was approved and is about to start development, an area up by Walled Lake that was in dire need of some redevelopment, and this is the third area. She said if you look at the stretch of Grand River, and particularly the corner at Grand River and Beck, it has been underutilized in terms of an important part of the city for several years. She stated that was recognized by the staff and by the Planning commission, by our planning consultant at that time, and identified as the third kind of redevelopment area that should be focused on. Mayor Pro Tem Staudt confirmed with Ms. McBeth that his was not driven by any potential development that could not get it done there under the current circumstances. Ms. McBeth replied, no, it was not, we were not seeing a lot of development plans in that area, we haven't for the las 10 years or so.

Mayor Pro Tem Staudt asked if they could get the map back upon the overhead that shows the property on the overhead screen. He mentioned there has been voluminous correspondence directed to the City Council and to the Planning Commission. He said one of the questions he had was regarding the area that has a large pond, under what circumstances could that be developed. Ms. McBeth said it is likely the City would request the pond remain as a natural feature, and development could occur around it. She stated with any developments, somebody might come in and say we would like to relocate that pond and put it in a different spot, so under that circumstance, it could. She said this zoning district that the staff has worked on for quite a while indicates that natural features are important in this area. She said we wouldn't be pushing the development community to respect the natural features and not develop in those areas. Mayor Pro Tem Staudt said you are saying there is a potential that the pond or that wetland area could be moved somewhere else, as opposed to being left there and preserved as a permanent wetland feature. Ms. McBeth said staff would always recommend that kind of natural feature would be left in place, but if the development community sometimes says to do what they need to do, they might locate a portion of it. Mayor Pro Tem Staudt said one of the things that he was going to ask was one of the modifications to the ordinance is that the exact thing cannot happen, because this is not what we really want as a community. He said he was a little shell shocked right now by what happened in Sakura, with the pond being filled in. He said he did not know how we could prevent that from happening in this situation, but it abuts properties, houses on

both that side of the street in the back and on the other side of the street. He said these are the kinds of issues that really kind of torment him and that we are trying to create something somewhere where it really is not a natural area to put something through.

Mayor Pro Tem Staudt asked City Attorney Schultz if we were able to separate the north side from the south side. He wondered how we deal with this ordinance, or do we have to do it as one big chunk. City Attorney Schultz said no, you could separate them. He thought a surgery and thinking about It in terms of writing in the ordinance, but there is already a conceptual difference between the two in terms of height and things like that. He said if that were the direction, he thought it would be possible to do just ordinance writing wise. He said to be clear and to add on to Ms. McBeth's answer, there is nothing in this ordinance that would affect the pond one way or the other. He said that is an entire set of city ordinance that he thought Ms. McBeth was talking about the wetland ordinance that allows developers to do things that his ordinance does not make it any more or less likely to have that kind of effect. Mayor Pro Tem Staudt said, or less likely, in the ordinance. Mr. Schultz said if you are focusing just sort of on this spotlight. Mayor Pro Tem Staudt commented that this area abuts residential properties. He thought that if you take that pond out in that wetland area, and move it over somewhere, where there is nothing currently, doesn't seem to him to be a good exercise in this situation. He said one of his recommendations would be to add something to the ordinance that prevented this kind of thing happening. He said we will keep talking about it, we want to preserve the woodlands and wetlands, then we talk about filling them in and moving them somewhere else. He thought this is inconsistent with when we start abutting residential property, and putting these mixed use and commercial properties, it gets a lot more complicated. He said in this situation, we are talking about the lot, a lot of the land that we have available in our city right now is really the end of the development land, the backlots. He said many of these backlots have challenges, that is the reason they are not developed. There are a lot of woodlands and wetlands in them. He did not want to create a City West ordinance that in any way encourages somebody to fill in a woodland or wetland. He preferred that we put in language that prevented that from happening. He said he was not asking you at this point, he was giving you his narrative on this. He said there are certain things that he would like to see his colleagues consider. He wondered if it was best to do it all at once. He wondered if then, we are going to have some kind of vote at this at the end of this process, moving it forward to a second reading. He asked if we could do individual things that we are looking at and get those approved and then move on the other things. City Attorney Schultz said there is not timeline here. He wondered if it is here for first reading, but like with any other ordinance, you are not obligated to approve first reading if you want to talk about it more, get your thoughts together and convey those to City Administration.

Mayor Pro Tem Staudt asked Mr. Landry, just be clear, what properties are you asking to remain in the current zoning. He asked which one is in the B-3 zoning. Mr. Landry said currently, the property on the southeast corner is zoned B-3 and that B-3 zoning encompasses two portions of two parcels. Mayor Pro Tem Staudt asked for him to explain what the drawbacks of this rezoning are for your clients. Mr. Landry replied that his client owned this property, and it has been in the family since the 1940s and it was purchased

by the Ward family back then it was used for several different things. He mentioned there are certain tax reasons when you buy property. He said you can imagine what it is worth now, if somebody sold that property, there would be huge capital gains tax. He stated Mrs. Ward passed away recently. He stated if you pass the property on probate, it is a stepped-up basis. He said the family is ready to develop the property. He said the family already has a developer interested in developing the property as zoned the B-3 part as zoned B-3, he said he did not have a site plan to show you, and he did not have a specific use to show you. He said there are obvious B-3 uses, some uses that are not included within the City West and the City West ordinance does include drive through. He said they have had some conversation with the Administration on that and drive throughs included as an accessory use, but you can imagine across from a hospital, so be a perfect parcel for a 24 hour Walgreens or a CVS, but that is a particular kind of use that would be perfect at this location. Mayor Pro Tem Staudt said he was advised earlier today that whatever the current B-3 zoning is, it would carry on into the new zoning. He asked him if that was his understanding of it? Mr. Landry said he did not have it in front of him, but no, there are certain B-3 uses that are not carried over into the ordinance. Mayor Pro Tem Staudt asked if City Planner McBeth could shed some light on that.

City Planner McBeth said the B-3 district allows sort of our most intense commercial uses. She gave examples such as car washes, gas stations, used car lots, things like that, a whole variety of things that you would expect in a retail location. She said the pharmacy that we are talking about with the drive through would also be permitted in the City West ordinance as it is currently drafted. Mayor Pro Tem Staudt asked Mr. Landry what the discrepancy was between? He wondered why they had to hire an attorney to come to us to ask for that property to be excluded. He wondered where the confusion was. Mr. Landry said his clients are interested in developing this under B-3 with setbacks and certain things of that nature, as opposed to the proposed City West ordinance. He said a gas station is one that would not be included, they do not necessarily now, have a commitment for a gas station. He pointed out that gas stations today are not the gas stations of yesterday. He said they do not look like gas stations; they sell a lot of different products. He said that was one that he could tell you from memory that is not included in the City West ordinance.

Mayor Pro Tem Staudt said he was going to make a recommendation and he did not know if we need an approval on this or not at this point. He said he wanted to remove the two parcels 50-22-16-151-010 and 50-22-16-151-012 from the ordinance.

MOTION WITHDRAWN
CM 23-07-087 **Moved by Staudt, seconded by Gatt;**

Approval to remove two parcels 50-22-16-151-010 and 50-22-16-151-012 from the proposed Zoning Map Amendment 17.741.

Member Fischer directed his question to City Attorney Schultz. He asked him if it is possible to put an overlay on these two properties and basically say, we recognize and allow you to build under the B-3 development of the B-3, but you are also eligible to develop under

the City West as well, which would actually give more opportunities in the future if they did not go down the path of what Mr. Landry was talking about, to potentially develop more in the spirit of the City West. City Attorney Schultz confirmed that he was talking about an overlay just for two pieces of property. Member Fisher said yes, that is correct. Mr. Schultz said conceptually, he would have to think about that. He was not sure he had seen anything that targeted individual properties of that size. He said he was not saying it could not happen. Member Fischer said however, there are many acres on the south side, everything is I-1 except for this one parcel, he understood the position that the Ward family is in. He was trying to get it so that we as a City would also potentially in the future have the possibility if current plans fell through that they may have something more contiguous with the eastern properties, and that is where he saw the benefit. He said he did not to pull it out, and that is why he would not support the motion as it is, he would be interested in something like that. City Attorney Schultz stated we could look at that, if it is pulled out that is an option as well. He guessed the other option is to find out from the property owner what uses they think they might want from the B-3 and pull those forward and put those in as permitted uses. He wondered if it was worthwhile to have an ordinance amendment that says, now that things are the way they are some of these uses we do not want, but we will sit down with the property owner and find out, what it is they might want. Member Fischer said he would be more hesitant to take B-3 uses and put them into the City West uses, then do some sort of overlay, if we cannot do some sort of overlay, and then he was going down the path of Mayor Pro Tem.

Member Thomas stated in the B-3 section, or that area that we saw on the map, are those the only two parcels in those areas or are there other people who may want to have the same opportunity. She thought that was a decent sized section there. She wondered if we are going to make this offering to the owner of the two parcels, is it something that makes sense for the others in that section.

City Attorney Schultz said Mr. Landry pointed out that this is a corner piece, which distinguishes it from the rest of all the properties that are depicted there. He mentioned one of the things that he didn't want to say it, it surprised him, but he thought it was interesting watching this process for the last couple of years is that you didn't have a lot of property owners who were saying we do not like it, it was gratifying to see how many property owners said, "sure, this is a good deal for us". He said we have a property owner here, who is arguing that their property is unique, because it is the corner piece a that. He said he would be worried about taking that idea and spreading it throughout the rest of the district is what he was trying to say. He thought the other properties were different.

Member Casey said she was not opposed to having the City Attorney investigate it if there is any kind of overlay that can be done. She thought we might be a little ahead of ourselves in this process because we have not talked about applying for the City West District at all yet. She mentioned neither have we talked about what parcels that might apply to, which is the next item on the Agenda. She thought from a timing perspective, we feel like we are a little out of sync in terms of holding out one specific parcel and treating it differently, potentially, without even having talked about what the City West District is going to be. Generally, do we want the City West District and then generally,

which parcels do we want to apply to. She thought from a process perspective, she felt like we are a little out of sync on that one. She said she would support the motion if it were only to ask the City Attorney to look at options for an overlay for those parcels for the B-3 specifically.

Member Smith agreed with Member Casey, he thought we are a little bit ahead of ourselves and pulling out specific things like this. He said in general; he would like to see how this whole thing plays out with the upcoming new Master Plan as well. He said he would support, asking the City Attorney to investigate that B-3 overlay.

City Attorney Schultz said on that subject, I guess he was looking at this as kind of straw votes. He said you wanted to take a vote so that we would know what the numbers were, he understood that Mr. Mayor. He stated at the end of this is was going to suggest if there especially if there are more, that we not have a motion to introduce, or approved first reading, and that however many of these straw vote indications we get this evening, which is great, that we will take that back, and we will come back with a revised version of the ordinance.

Mayor Gatt said instead of making a motion, just talk and you guys, you know the consensus up here might not be seven, but you know, we are a majority. Mr. Schultz said he thought so. Mayor Gatt said okay, then we do have a motion on the floor that we can withdraw.

Member Crawford mentioned that he had another concern. He said at the Planning Commission meeting it was brought up, and he did not know which parcels they were, but there were some parcels that if you did 100-foot setback from residential, they would be virtually undeveloped. He mentioned it was suggested that a berm and landscaping could be done instead of a 100-foot setback. He said he would like to see that investigated, and he was not sure which parcels they were, but somebody can figure that out. He thought it was next to residential.

Mayor Pro Tem Staudt wondered if we are going to vote on this a straw vote or what? City Attorney Schultz said he did not know that you need to if you want to that is fine. He did not think he had to worry; we are going to take good notes. Mayor Pro Tem Staudt said he would withdraw the motion and go on to the next things.

Mayor Pro Tem Staudt moved on to the next issue that he had and mentioned there are two sides to developing the ordinance. He said one is on the north side, which is on the north side of Grand River Avenue. The other is the south side, the south side has a current residential element to it. He said the north side, he did not have anything that he was going to propose on the north side. Getting back to the south side, he said he could not see us having five story buildings under any circumstance on the south side whether they are 20, 50 or 100. He said he would like to see us limit that to a three-floor building, so that was his first recommendation on the south side. Second, he stated having a berm requirement with landscaping so that anything that is built requires a berm with the appropriate landscaping. He said that maybe that was already included, but he wanted

to make sure that is in the ordinance. Third, he wanted to see us remove the hotel/motel from the south side as a potential use. He said one of the biggest factors with this entire issue is the idea that it is a walkable area. He stated until we get an overhead walkway between the south side and the north side, these are two distinctly very different areas. One is not going to be walking across Grand River Avenue on a regular basis to get across the street to the north side. He said he really did not think it was appropriate to put a hotel/motel in that area and he would like to see that removed as a use. He said his fourth issue is a little more controversial, was that he would like to see 100-foot setbacks, he mentioned there are probably four different opinions up here on setbacks. He said the residents have asked for 200-foot setbacks which he thought was a little unreasonable, it does not give very many options. He thought the 100-foot setback with the berm, with landscaping would provide a very safe buffer for the residential properties there. He said his fifth point had to do with again, the protection of woodlands and wetlands, and how we could incorporate into the ordinance that the current woodland and wetland that are in the City West district in some way be preserved and protected in a manner that goes beyond just our normal city ordinances, especially those that are directly abutting the residential properties. He said those are his five primary issues. He said he would like to hear what his colleagues have to say.

Member Fischer said he would like to take the same approach. He thought that the north side has less concerns, from his perspective. He said if he understood, the current OSC on the north property, the north side of Grand River that allows the eight story buildings already, he wondered if that was correct, because all the properties are within 1,200 feet of the highway. Ms. Bell replied that he was correct. Member Fischer said that what this does is limited to six, and to go eight stories, they would have to meet the special criteria. He said many times when he is talking to someone that has concerns about some of the higher heights, once he tells them that you must meet some of these sustainability goals to get those bonus heights, we are winning out in that if they can already have eight. He said now they can only have six, but they can go to eight because they are going to be LEED certified or preserve 25% of the space. He thought that was a big win on the north side for him. He said the north side, they have less issues. He said he would focus most of his comments on the south side. Member Fischer mentioned the south side and stated that he struggled with the stories because of the good benefit that he saw in pushing some of those sustainability goals. He thought if we could go to four floors with those bonus criteria, but with bigger setbacks, he thought we might be able to accomplish some good there. He said he would be willing to go up to that, but if there wasn't consensus on Council, he would be fine with sticking with three and getting rid of the bonus floors. He liked the berm requirements, and the removal of the hotel/motel. He believed there needs to be some more work on the setbacks, and he thought 100 feet is a possibility and something that could be used, but he believed it should be tied to the building height. He said he would leave it to staff to come to some ideas at what might be worthwhile over there, but what is currently being proposed is not enough. He did not think in some parcels, areas, uses and heights 100 would be enough. He would like to see that a little more stringent. He said they have already spoken about B-3, and he made his comments on that. He appreciated the comments on the protection of the woodlands and wetlands. He said process wise; he did not know that it makes complete

sense to him, and he said he would ask the city attorney. He commented that in essence, we are talking about our own mitigation ordinance at that point, are we not. He said one of these will come to us will come to the Planning Commission or City Council and we will make the decision if the mitigation is appropriate. He said if we are trying to tie future hands, we are kind of saying what we do up here as it is from a mitigation discussion perspective is moot, is that correct. He wondered if he was correct on the first part that we as a Council make the decision on the mitigation of the wetlands. City Attorney Schultz said yes, he did think that was correct. He stated he will just preview; we do have an obligation and your ordinance does treat similarly situated properties the same, so we have got an obligation under the state zoning laws to treat similarly situated properties the same. He said we will take the Mayor Pro Tem Staudt's comments to heart. He said we will have to., the way communities typically deal with wanting to preserve areas is you incentivize them not to develop it more than they might in the other parts of the city. He said we will look at the idea. He said he thought he could see where both of you were going. He stated ultimately, yes, we will be clear that you will have the authority on the mitigation and tree removals that you have elsewhere.

Member Fischer said we have chosen to look at some of the benefits and some of the ideas that a developer had by maybe putting more intense use on one area and kind of trying to preserve more areas. He said it is those situations where it is Council's judgment, and he thought it is our job as the elected officials to make those calls on the mitigation. He stated while he could think we can find a way to strengthen it, he liked the idea of kind of the residential component where the Mayor Pro Tem Staudt was going, he said he will start to feel more uncomfortable as we tie future City Council's hands from being able to make site plan decision if they are elected to do. He said that is how he was asking you to split that one. Member Fischer said overall, those are some stringent comments for him that it would take to probably get this over the finish line and vote for his approval. He said he liked the concept. He liked what the staff has done, anything to promote things like sustainable efforts, the workforce housing, there are a lot of good things in here. He said he did not want to throw the baby out with the bathwater, he did not think it is a good idea, as he has seen, proposed, by some Councilmembers and on social media, and he thought that is kind of irresponsible. He said it is their job to sit here as staff, as a Council, as a Planning Commission to hear resident comments and try to come up with something that is palatable. He stated if we cannot hit some of these criteria that he has said, and he had no problem, potentially splitting these two approving the north end and leaving most of the bottom as I-1 zoning as it currently exists.

Member Smith agreed that there is a split between the north and south of this, the south end needs to take more consideration of the residents further south. He said he would like to see overall a stronger incentive to get LEED Certification and parking structures versus giant parking lots. He stated when you look at the aerial map of that you see Suburban Collection Showplace, and it is a giant parking lot, creating a lot of issues with runoff. He said he would like to see smaller parking lots in general. He said he was not sure, maybe Ms. Bell could answer on the Workforce Housing component of that, he was not sure what that was exactly. Ms. Bell explained that we do have a definition that is proposed in the text amendment and said could read that for you if you would like.

Member Smith said sure. Ms. Bell said Workforce Housing is a residential unit for sale or for rent with combined annual rent, rental costs, or combined annual mortgage loan debt service, property taxes and required insurance that do not exceed 30% of the gross annual income of a household earing between 60% and 140% of the area median income as defined annually by the United States Department of Housing and Urban Development. Member Smith thanked her for her explanation.

Member Smith said the other comment he had was regarding walkability. He agreed Grand River is not something you want to have people trying to cross. He said he saw in some of the material that was provided that making Grand River, doing traffic calming solutions, which he was not sure he would like to see a study how that impacts the other roads in the area. He said Grand River has a lot of traffic and if you slow that down, it is going to go somewhere. He stated that brought up the point he mentioned earlier, is that he would like to see this as how it works with the upcoming new Master Plan. He said it is a big piece of land and he wanted to see how that all works together. He thought if we could get some pedestrian bridges across Grand River, he would be in favor of that.

Member Casey said there are a couple of big issues that she would like to get a little more insight from staff on. First, as the previous speaker mentioned, travel on Grand River Avenue and the fact that it is a five-lane road, 50 miles an hour. She said we are talking about trying to put in a lot of people doing a lot of walking, can someone clue us into the conversations that were held with the County recently about some flexibility on their side and what that means. City Manager Cardenas said they had conversations with the Road Commission of Oakland County, who has oversight of that road would be who the City would have to get approval from for any kind of speed limit, or any kind of traffic calming measures He said they preliminarily were approached by staff regarding potentially mid-block crossings, and they were receptive of such calming measures as well. He said those are just preliminary communications with them about that. He said there is some leeway and some wiggle room with respect to those.

Member Casey thanked Mr. Cardenas for his explanation. She stated that this is one of those issues that she thought were going to want to move a little faster on instead of trying to wait and see how this starts to develop. She said she would really like to make sure that we are talking about what it is we would do and then have a real plan for what it would take because you know, right now we are talking about zoning, we do not have specific projects in front of us, this is not anything where we are responding to requests for development. She thought right ow is the time for us to say, it is a couple of years, several years, many years, probably away from being fully built out. She said now is the time for us to start talking about what we want Grand River to be in this space so that we are not 50% built out and need to start figuring out what we want to do with Grand River. She wanted to encourage us as part of our planning to make sure that we are having forward moving conversations with the county that talk about what we expect to want to do these things, let us get some plans in place for what that would start to look like. She stated that would be her first recommendation.

Member Casey said secondly, she is going to move us on to the water system, because we did get a memo relating to the water system and pressure and what expected uses are going to be. She wondered if we could get a little bit of insight on infrastructure needs. She said once we get this district, assuming it passes, and everything happens, once this district starts getting built up, what kind of expectations do we have? What kind of timing are we talking about for some of the changes? DPW Director Herczeg thought we were talking about a couple different projects in the memo, one is the 8 Mile loop and the secondary one would be the City West improvements, which are some pumping stations, some other water main improvements that have been in the Master Plan on and off for years based on development. He said we are discussing the 8 Mile loop, and based on density, based on our usage, in year one of next year's budget, the other plans be implemented later. Member Casey thought that was helpful, because she thought that is also one of the things, we want to make sure we are thinking of before we get fully developed in the space, what we will need to plan for, because none of these are going to be small projects. Mr. Herczeg said they are decent sized projects.

Member Casey said she was going to talk about walkability and walkability is great when we run them on east west, but the means of getting people across Grand River, north, south. She said as much as we are talking to the county, about traffic calming, mid-block crossing, etc., she wanted to make sure that we are also considering and planning for if a pedestrian bridge is going to be the right means for us to get people across the street as well. She was going to tie all of those together. Moving on to residential, she thought, we are all saying very similar things up here as relates to the north, south is very different from the south side. She stated, much like some of the previous speakers she did go through the neighborhood over the weekend and really got a sense for how things are laid out. She thought that the berm that we have in place against the I-1 with the building that exists today on Heyn Drive was a nice look. She was concerned with a couple of different housing units on the corners of the curb on Mandalay Circle, for whom even a 100-foot setback is going to be problematic for them. She said she knew we have differences in opinions on the setback against residential. She said for her, the larger the better, so she did not think 100-foot is big enough, especially for those corner houses, they are going to have the strongest impact on both sides. She would like to see us look at the potential of a 200-foot setback. She agreed that having berms and tress, we have 80% opacity for the winter, which is a normal part of our requirements. She thought the berms in here she believed were a 10-foot berm plus the landscaping trees, so she asked Ms. Bell if she was correct. Ms. Bell replied were industrial abuts residential, it is 10 feet. Member Casey asked if we were keeping that same requirement in the CW. Ms. Bell said she would have to investigate it, it may be slightly different. Member Casey said she would encourage us to make sure that we are looking again at the tallest possible berm, otherwise she will start talking about the trees, and she did not want to get into that space at all.

Member Casey appreciated the perspective that Mayor Pro Tem Staudt raised as it relates to the woodlands and wetlands, there is a lot of great screening for the residents on the east side, that she would like us to be as firm as strong as we can be in what we can require from a woodlands protection because we have a strong Woodlands

Protection Ordinance. She said there are people who have different opinions about whether it is strong enough, but she thought in this instance, we want to do everything we can to keep as many of those trees as possible. She wanted to make sure that we put as much strength behind the requirements to keep as many of the trees as possible, and to keep as many of the regulated trees as possible, make sure we do that. She stated she would like to see it similar for the wetlands as well, because with the existing ordinance for wetlands, developers can and have requested to move wetlands and that has passed. She said whatever we can do to strengthen that.

Member Casey said her final comment for the evening was to thank City Attorney Schultz for his advice to us to have our first round of conversation and look to bring back changes in another first reading. She said she would have made the motion to postpone or table the first reading to get our chances for us to get this conversation out, because this has been a four-year process for many. She commented that she should have thanked City Staff and the Planning Commission, who did all the hard work, this is the first chance that we have had to look at this. She said this behooves us to give staff as much feedback as possible. She thought this would give them a reasonable amount of time to absorb that feedback, make their changes, make the recommendations before we even start talking about looking at first reading. She stated as much as she thought she heard earlier that we were going to see this again quickly this month, she was happy to have us have the conversation of the table to provide direction and give staff a chance to give us a more formalized first reading.

Member Thomas stated that a lot of what she cared about has already been brought up. She agreed with Member Casey on the setbacks. She knew there was going to be some disagreement about that, but she thought in some of those instances your home was very close to the line. She was not sure that 100 feet was sufficient. She thought that they needed that space available there. She said we mentioned that specific pond, that these natural features that people's homes abut, and they are necessary for not just keeping the wildlife there and having beautiful homes, but just keeping our nice neighborhood and our community vibrant. She said it was a bit of a concern when we talked about let's do everything, we could save one pond. She said she would like to make sure that every resident who is facing similar instances has those same benefits of having people fighting for those items. She didn't think that they should have to come to Council every time that they want to fight for those items. She mentioned this ordinance may not be the place for it because we have woodlands and we have wetland ordinances today, but often those are moved and changed. She thought perhaps that is something that we need to look at is strengthening the woodlands and wetlands ordinances to that people do not have to be in fear that these are too weak, and the properties that they are on that are protected properties are going to be so easily moved. She said, but again, we are talking about this property. She was in full agreement with the rest of the City Council on those ponds, and making sure that we did everything we could to try to keep those natural wetlands there in that place. She agreed with everyone. She agreed the north side of the street is not as much of a big deal, there are not many homes there, they are not going to be negatively impacted, you have a lot of it directly next to the expressway.

Member Thomas said she had one final thing regarding walkability. She did have concerns about the walkability of Grand River, she would not want to walk with her child down Grand River because of the traffic that is currently there. She thought that if you try to mitigate that traffic, the people must go somewhere, just means our roads are already overloaded, they are too small for the traffic that we have today, and it would make it difficult for everyone to get places, which is very frustrating. She noted that Grand River is one of the places where you can move quickly to get in and out of places. She wanted to make sure that whatever is by Grand River, that we have sufficient setbacks from Grand River and protection to keep people from getting injured on Grand River. She mentioned that as it is today, there should be no foot traffic on Grand River, it is problematic. She stated that trying to find ways however that is to mitigate that and whether it is having crosswalks going over the street, a way to make that safe, it just doesn't seem like a place that should be walked. She stated Grand River does not seem like a place where people should be walking, this is from the Master Plan from 2016. She said currently we are in the middle of having a Master Plan done, she felt like we should probably wait on the rezoning until the new Master Plan is complete, that was her perspective.

Mayor Gatt said he agreed with almost everything that was said up here. He reiterated that we as a Council had talked about hotels on the south side of Grand River Avenue and we rejected it then and we can reject it again. He said Grand River Avenue is a wicked Road, very difficult and very unsafe to cross on foot. He said cars, trucks, and semi-trucks are going 50 miles per hour and you know when the sun goes down, you cannot see. He said they talked about a pedestrian overpass he would like us to consider, or somebody consider a pedestrian underpass, something in the weather in Michigan, you know for four or five months out of the year, an overpass could be nasty walking up there, an underpass would be more conducive for handicapped people, conducive for older people and he though safer.

Mayor Gatt mentioned the setbacks and that 100-feet and 200-feet were mentioned. He thought this was a resident driven issue and he did not know if one size would fit all. He thought maybe we could come up with something where somebody said about the corner houses, maybe 100 feet is not good for them, and might be good for others. She said it was something that he thought the staff should look at and come back with some options. He said three stories, four stories, if he lived on the south side, and somebody wanted to build a four or five story building, he would be very upset. He said he would like to keep it at three stories, somebody earlier mentioned four stories, maybe depending on where it is. He did want to reiterate also that it has been said more than once. Mayor Gatt noted this is not a Council driven issue. He said it is not a one businessman driven issue. He said a former council person was talking about how this is going to really help one person in the community and that we have already helped that person a lot. He stated that is just completely 100% untrue. He said this is something the planning people, the Master Plan people have come up with, and it has taken years and years, from there to here.

Member Fischer said he would like to give staff some opportunity to comment on the walkability, a lot of people have really gone after that as one of the fallacies of this plan that they may consider the four years of work because it is just not walkable. He said one counter he had to that is, why did the city spend probably a couple hundred thousand of dollars or a million dollars to put sidewalks all the way up and down Grand River Avenue between Taft and Beck, which we already have there, which he has walked on and he felt very safe doing the whole thing. He said it is really about the cross ability. He said he could imagine that if this district were to come to fruition, we probably would not just have one stoplight between Beck and Taft as well, maybe there would be a couple with crosswalks. He wanted to give you the opportunity to tell us a little about your vision of the walkability from a staff perspective. He said that is one thing that he thought has probably gotten an unfair shake, mostly on social media. He said he did not think the staff had an opportunity to comment on that, especially in relation to some of the comments he just made.

City Planner Bell thanked Member Fischer. She stated our vision would be that there are internal street networks that create the walkability, where you are walking from thing to thing, not along Grand River Avenue necessarily. She said we would like to see a crossing of Grand River. She knew that the 2016 Master Plan had a planned road here along the north side to kind of create a bit of a ring road. Member Fischer asked if that was where the cement plant is. Ms. Bell said the City Gate Road that comes up between Starbucks and the Tim Hortons, that would continue further east and then down and meet up with Grand River, so possibly a stoplight there. She stated that obviously, involvement with the Road Commission for Oakland County (RCOC). She said that might be where the future connection could be for both pedestrians and cars, but really, it is the internal street networks that we are seeing as more the walkable pedestrian focused areas.

Member Fischer said he thought some of the intentions underlying all of this, there are some good intentions there between the walkability of those things. He thought that either marketing or promoting a little more of the idea of the internal not necessarily the crossing, is the walkable element within those different parcels. He said he thought maybe concrete plans, he believed that this just might help tell the story of what is taking place. He thought staff has gotten an unfair shake on some of the walkability comment.

Member Crawford mentioned the setbacks, he would love to see 100, 200, or 500-foot setbacks when it is next to residential. However, he said that is not always practical, nor is it fair to the property owners who own property north of the residential subdivisions. He said he would like to see some sort of recommendation for berms, landscaping, whatever allows those properties north of the residential to be able to develop, we cannot take up a third or half of their property. He said he did not know which parcels they were, and he did not know how far they went. He said we need to address that and not penalize them with 100-foot or 200-foot setback. He believed there were other alternatives. He said it is important that they are not taken out of the picture with kind of development.

Mayor Pro Tem Staudt said he started this with a discussion of some of the issues and we have hashed it out. He hoped the residents had seen that. He said this is a Council, it

came prepared, we have done our research, we read all the correspondence, he got some correspondence today that was sent to the Planning Commission from an attorney from a Homeowner's Association. He said they read everything, they listen to everyone, but we talk on the record. He said sometimes that is a difficult thing to understand about government, but we certainly have empathy for your issues, but we have empathy for the people who own the property. He said we are trying to find a nice balance, something that is fair. He thought they had a robust and excellent conversation.

Mayor Gatt asked City Manager Cardenas if he was prepared to bring this back with a new first reading soon. Mr. Cardenas replied yes.

2. **Consideration of Zoning Map Amendment 18.741 to rezone approximately 250 acres of property located north and south of Grand River Avenue, east of Beck Road and west of Taft Road, from B-3 General Business, I-1 Light Industrial, RA Residential Acreage, OS-1 Office Service, and OST Office Service Technology to CW City West District. FIRST READING**

POSTPONED
CM 23-07-088 **Moved by Staudt, seconded by Crawford; CARRIED UNANIMOUSLY**

To postpone the approval of Zoning Map Amendment 18.741 to rezone approximately 250 acres of property located north and south of Grand River Avenue, east of Beck Road and west of Taft Road, from B-3 General Business, I-1 Light Industrial, RA Residential Acreage, OS-1 Office Service, and OST Office Service Technology to CW City West District. FIRST READING

Roll call vote on CM 23-07-088 **Yeas: Crawford, Fischer, Smith, Thomas, Gatt, Staudt, Casey**
Nays: None

3. **Consideration of Approval of Change Order No. 1 to Mattioli Cement Company, Inc. for the 2023 Neighborhood Road Program – Concrete Streets in the amount of $337,104.25.**

CM 23-07-089 **Moved by Crawford, seconded by Casey; CARRIED UNANIMOUSLY**

Approval of Change Order No. 1 to Mattioli Cement Company, Inc. for the 2023 Neighborhood Road Program – Concrete Streets in the amount of $337,104.25.

Roll call vote on CM 23-07-089 **Yeas: Fischer, Smith, Thomas, Gatt, Staudt, Casey, Crawford,**
Nays: None

CITY OF NOVI CITY COUNCIL
MAY 20, 2024

SUBJECT: Approval of Zoning Map Amendment 18.741 to rezone up to 250 acres of property located north and south of Grand River Avenue, east of Beck Road and west of Taft Road, to CW City West District. **SECOND READING**

SUBMITTING DEPARTMENT: Community Development, Planning

BACKGROUND INFORMATION:

The City of Novi 2016 Master Plan Update included recommendations for redevelopment of three sites within the City that were considered vacant or under-utilized given their location, unique features, and size:

1) Pavilion Shore Village, near Walled Lake, which was rezoned to a new zoning classification in 2021;
2) The Anglin Property near Town Center, which is now incorporated into the Sakura Novi development; and
3) City West. City West is located north and south of Grand River Avenue, east of Beck Road and west of Taft Road. The Master Plan recommendation for this area was to create a vibrant, walkable, mixed-use arts and entertainment district that would support and enhance the nearby Suburban Collection Showplace and Ascension Providence Park.

CHANGES TO DISTRICT BOUNDARIES

The boundaries for City West have changed from what was recommended in the 2016 Master Plan. On the north side, the Implementation Committee agreed with staff that the small parcel east of Taft Road next to I-96 did not seem to be necessary to include, and the drive-through uses just east of Beck did not seem to fit with the vision for City West so those developed parcels are not included. At the July 10, 2023 City Council meeting, the property owner of the parcels zoned B-3 General Business at the southeast corner of Beck Road and Grand River Avenue expressed their desire for that area to remain zoned B-3, however they were in favor of the RA-zoned portion of their property to be included in the rezoning. The B-3 portion of two parcels, approximately 3.39 acres, has been removed from the City Council's Recommended Action (below) for the rezoning of properties to City West. On the south side of Grand River, leaving the eastern half toward Taft Road planned for Industrial did not seem to make sense given one of the main pedestrian crossings between north and south is at the main

entrance to the Suburban Showplace. Many of the existing uses in that area also were not incompatible with the uses permitted in the proposed district. Meetings with some of the landowners in that area confirmed that they would like to be included in the City West district. The Implementation Committee agreed that the district should be extended all the way to Taft Road.

HISTORICAL CONTEXT

Historical photos of the area show the land was largely agricultural fields and orchards in the 1940s. When I-96 was constructed in 1957 there was a highway rest stop until the Suburban Collection Showplace was constructed in 2005 in its location. The Fairlane Motel appears to have been developed on the north side of Grand River in the 1950s and is still open today. By the 1970s there was greater industrial activity in the area, including the Wix-Mix concrete plant, trucking operations, outdoor storage yards, various industrial buildings, and a gas station near the intersection of Beck and Grand River. Over the last 20 years many of the remaining homes and vacant structures have been torn down after falling into disrepair, and the properties have not yet been redeveloped. As stated in the 2016 Master Plan, "Many sites are underutilized, disused or vacant."

Approximately 144 acres are north of Grand River Avenue with 21 parcels included. Most of the area, 128.13 acres, is currently zoned OST Office Service Technology. There is an EXO Exposition Overlay District over a 55-acre portion of the Suburban Collection Showplace property. Approximately 14.06 acres are zoned I-1 Light Industrial.

To the south of Grand River Avenue, the City West area is recommended to include all the parcels between Beck Road and Taft Road. These properties are currently zoned OS-1 Office Service, I-1 Light Industrial, B-3 General Business, and RA Residential Acreage. One property owner has requested that the portion of B-3 General Business zoning on the southeast corner of Grand River and Beck Road be excluded from the rezoning. Staff recommends the area be rezoned with the surrounding parcels in the interest of creating a cohesive walkable district. This prominent corner would serve as an important entryway into the district.

There are some significant areas of wetland in the southern portion of the district. Preserving those wetlands would help to provide natural buffers between the City West developments and the residential districts to the south. The greater flexibility and emphasis on preserving natural features in the City West text is more likely to result in protection than the current Light Industrial district.

EXISTING DEVELOPMENT

Of the existing structures in the area, the average age is 43 years, with many built between 1967 – 1978. Excluding a few building additions, only two new projects have been developed over the last 10 years: PetSuites (2020) and Beck Plaza, which contains Starbucks (2016). During this same period development has not lagged in the rest of the city.

The number of permitted uses under I-1 zoning is limited when adjacent to single-family districts, which may have contributed to the lack of investment in this area. Restaurant uses in the I-1 district are only permitted in limited circumstances, so the existing

restaurants south of Grand River have been non-conforming uses and have not been permitted to expand or make desired improvements such as adding covered outdoor patio areas. The expense of extending public utilities may have also discouraged new development.

Approximately 110 acres in the district are vacant or have a non-conforming residential use. Parcels developed with industrial uses that are not consistent with the desired future use for City West make up a total of about 32 acres. Development nearby in the corridor includes destinations such as Ascension Providence Hospital System and Suburban Collection Showplace, which are significant economic drivers in Novi, providing jobs and bringing in visitors. Commercial uses have developed by the I-96 interchange at Beck Road north of Grand River.

PUBLIC UTILITIES

See the June 8, 2023, Engineering review memo for specific discussion of water and sewer capacities in the area serving the subject property. The Engineering review indicates there will be an impact on utility demands with the proposed rezoning, but water system improvements are the specific concern. However, the need for improvements in this water pressure district are needed regardless of how the City West area is developed. The Engineering Division plans to continue discussions with Community Development to better understand the additional demands of any development proposed in the pressure district and to better understand the impact on the City's infrastructure.

Traffic analysis and potential road improvements for any new development will be determined on a site-by-site basis for any property proposed to be developed or redeveloped in the new district. Applicants proposing a new development will need to prepare either a Traffic Impact Statement or Traffic Impact Study as a result of an anticipated number of trips as defined by the Site Plan and Development Manual. Pedestrian improvement opportunities are being considered along the Grand River Avenue Corridor as a part of a larger study that is being contemplated.

PLANNING COMMISSION ACTION

On May 10, 2023 the Planning Commission held a public hearing on the proposed rezoning and recommended approval to the City Council. The minutes from that meeting are included in the packet.

Following the public hearing, the attorney for a property located at the southeast corner of Grand River Avenue and Beck Road, known as the Ward property, has requested a portion of the property zoned B-3 not be rezoned to the new City West District. See the letter in this packet from Mr. David Landry dated June 13, 2023 for details of their request. The portion of property zoned B-3 General Business includes portions of two parcels. The owner is supportive of the remainder of the property, zoned RA Residential Acreage, being rezoned to City West.

Staff supports the entire area being included in the rezoning in order to maintain the consistency and walkability of the district. This corner could serve as an important gateway into the new district and create a link between non-motorized connections within the district and the pathway network on the Ascension Providence Campus,

which would be better served by the standards being established by the City West District. The B-3 General Business district allows a wide range of auto-centric uses that would interrupt the walkability we hope to establish through City West. **However, as noted above in the changes to district boundaries, this B-3 portion of the Ward property is not proposed to be rezoned at this time**. Minutes from the July 10 City Council meeting are included in this packet.

CURRENT OPTIONS FOR SECOND READING OF THE ZONING MAP AMENDMENT:
During the First Reading, on May 6, 2024, City Council voted to rezone only the north side of Grand River Avenue to the envisioned City West district. That is therefore the recommended action below. However, in the event the City Council chooses to reconsider that limitation from First Reading, an alternate motion to rezone both sides of Grand River (not including the B-3 parcel on the southeast corner) is also provided.

RECOMMENDED ACTION: Approval of Zoning Map Amendment 18.741 to rezone **only the north side of Grand River Avenue between Beck Road and Taft Road, consisting of approximately 137 acres of land**, from I-1 Light Industrial, and OST Office Service Technology to CW City West District. This motion is made because the proposed City West Rezoning fulfills the concepts provided in the Master Plan for Land Use to provide a new zoning district that will create a vibrant, integrated, mixed-use arts and entertainment district along Grand River Avenue, east of Beck Road, and that would support and enhance the nearby Suburban Collection Showplace and Ascension Providence Park. **SECOND READING**

-OR-

ALTERNATE MOTION to rezone both sides of Grand River Avenue:

Approval of Zoning Map Amendment 18.741 to **rezone approximately 247 acres of property located north and south of Grand River Avenue**, east of Beck Road and west of Taft Road, from I-1 Light Industrial, RA Residential Acreage, OS-1 Office Service, and OST Office Service Technology (**excluding the B-3, General Business properties at the southeast corner of Beck and Grand River Avenue**), **to CW City West District**. This motion is made because the proposed City West Rezoning fulfills the concepts provided in the Master Plan for Land Use to provide a new zoning district that will create a vibrant, integrated, mixed-use arts and entertainment district along Grand River Avenue, east of Beck Road, and that would support and enhance the nearby Suburban Collection Showplace and Ascension Providence Park. **SECOND READING.**

MAPS

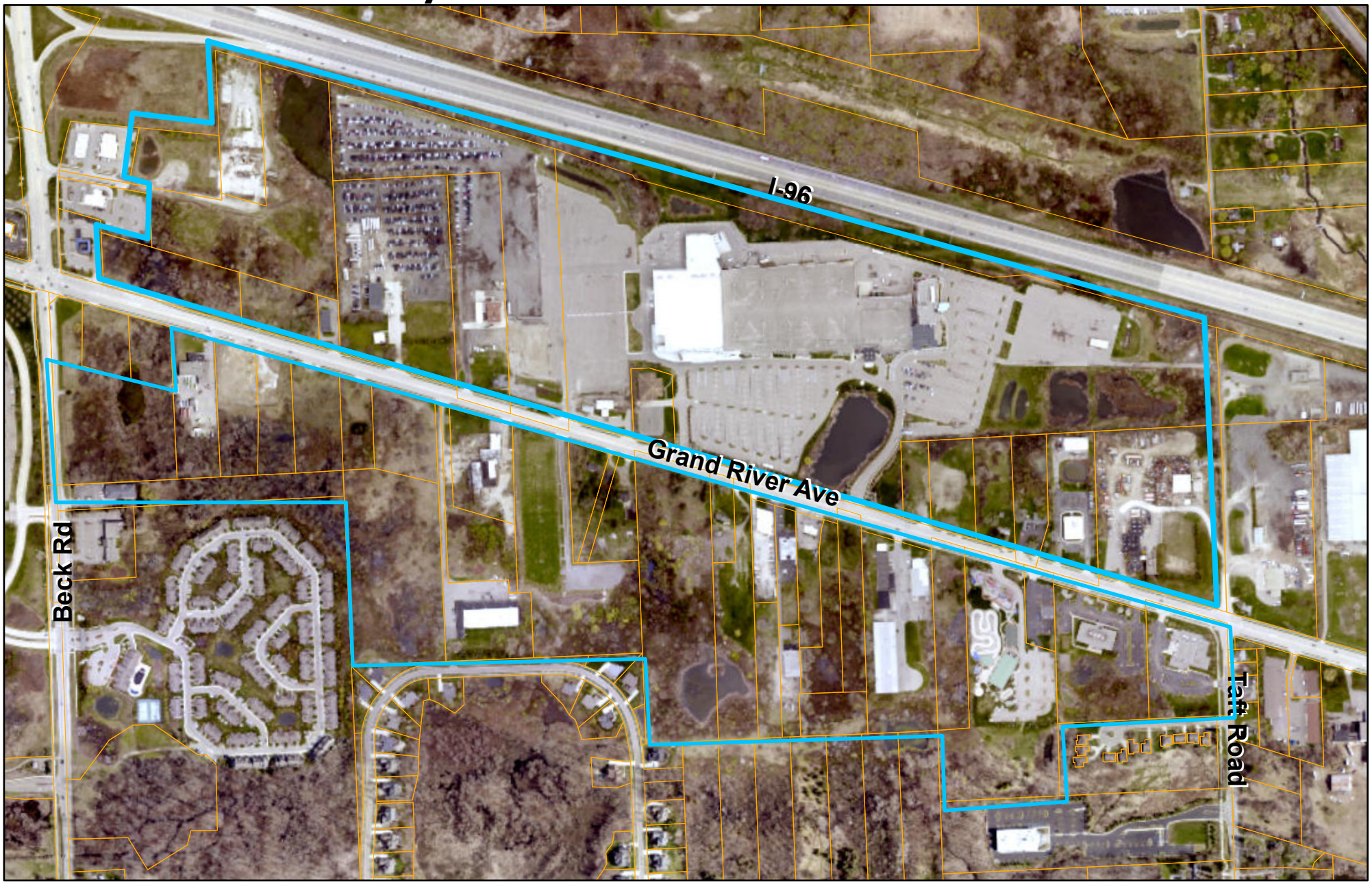
Location

Zoning

Future Land Use

Natural Features

City West District: 2020 Aerial



0 0.1 0.2 0.4 Miles

Map Author: Lindsay Bell
Date: 8/18/23
Project: City West

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. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

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cityofnovi.org

City West District: Future Land Use

0 0.1 0.2 0.4 Miles

Map Author: Lindsay Bell
Date: 8/18/23
Project: City West

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City West District: Natural Features

0 0.1 0.2 0.4 Miles

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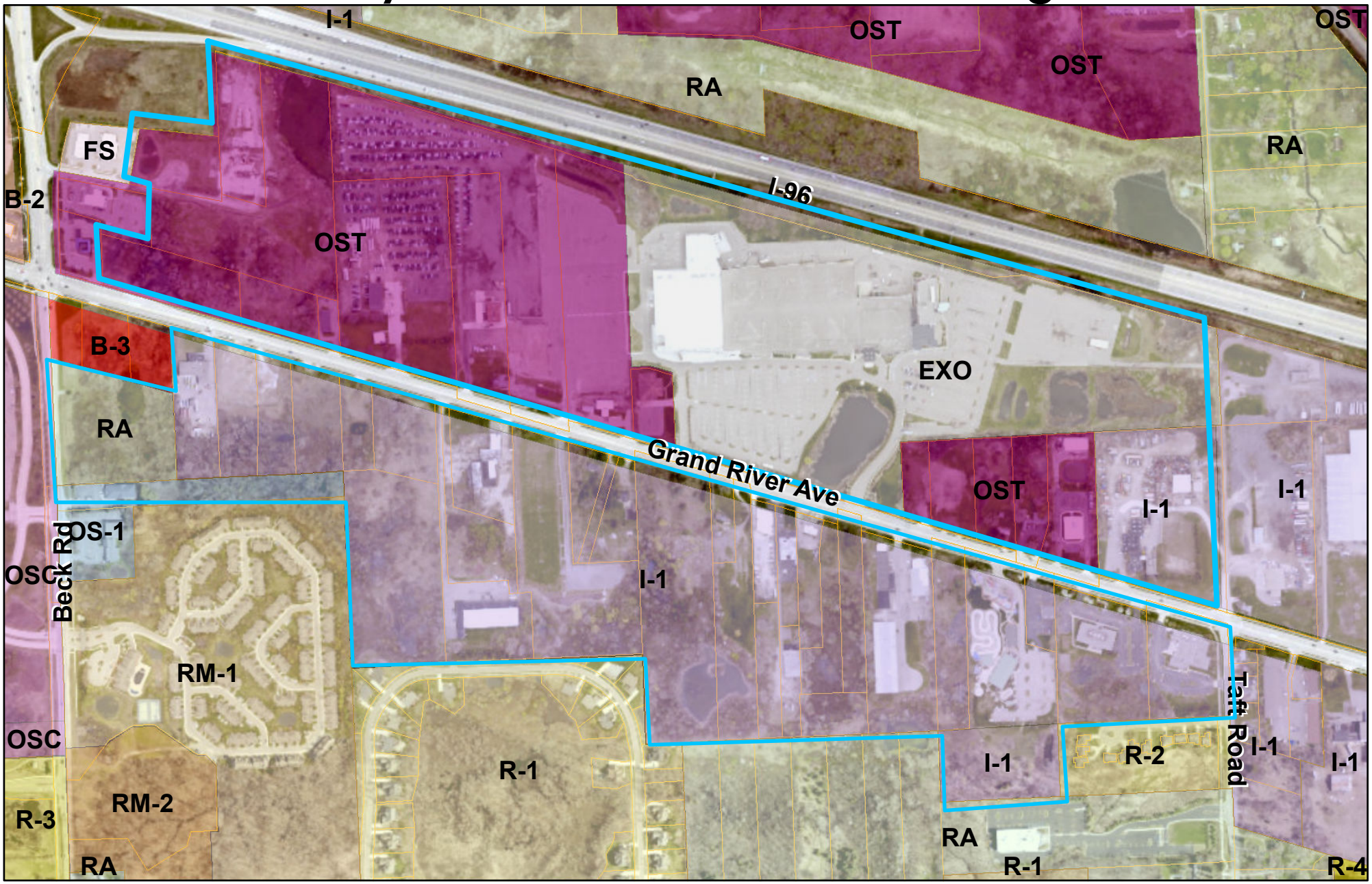
City West District: Current Zoning



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PLANNING REVIEW

PLAN REVIEW CENTER REPORT

August 22, 2023

Planning Review

City West

Zoning Map Amendment 18.741

Petitioner

City of Novi

Review Type

City-initiated Rezoning Request from RA Residential Acreage, OS-1 Office Service, OST Office Service Technology, and I-1 Light Industrial to the CW City West District.

Property Characteristics

- Site Location: North and South sides of Grand River Avenue, east of Beck Road and West of Taft Road
- Site Zoning: RA Residential Acreage, OS-1 Office Service, OST Office Service Technology, and I-1 Light Industrial OSC, Office Service Commercial and OS-1, Office Service
- Adjoining Zoning: North: (Interstate-96); South; RM-1, R-1, RA, R-2; East: I-1; West: FS, OST, OSC, B-3
- Current Site Use: Suburban Collection Showplace, DeMaria, Sidock Group, Fairlane Motel, New Hudson Welding, Bell Fork Lift, Insurance office, Delphinus office building, Miracle Software Systems, Gatsby's restaurant, Paradise Park amusement center, Total Sports, Adams Sports Medicine, Raging Cycles, Szechuan Fan restaurant, Redford Lock, MotorCity Floors and Coatings, Grand River Fields, Carol's Upholstery, Harmon Sign Company, Screen Works print shop, Pet Suites, Amstee Airduct Cleaning, Various vacant buildings, vacant lots
- Adjoining Uses: North: Interstate-96, ITC utility corridor; South: Central Park Estates apartments, Asbury Park neighborhood, Andes Hills neighborhood, Sri Venkateswara Temple, Single family lots; East: Landscaping, Sand & Gravel business; West: Ascension Providence Hospital center, West Market Square retail center
- School District: Novi Community School District
- Area: Approximately 250 acres

Project Summary

City staff have initiated the rezoning of the 250-acre area between Beck Road and Taft Road, north and south of Grand River Avenue. The subject properties are currently zoned OS-1 Office Service, OST Office Service Technology, I-1 Light Industrial, and RA Residential Acreage. The subject area is proposed to be zoned CW City West, a new proposed district that was recommended in the 2016 Master Plan Update. As indicated in the figure below, some of the parcels to be rezoned are currently developed consistent with Light Industrial uses and office buildings. A large area north of Grand River contains the Suburban Collection Showplace. Staff is requesting the rezoning in order to bring all

parcels within a single zoning district consistent with the Master Plan recommendation to create a cohesive, walkable, mixed-use district.

Recommendation

Staff ***recommends approval*** of the proposed Zoning Map Amendment. Approval is recommended for the following reasons:

- The requested zoning is in generally in compliance with the Master Plan for Land Use, which recommends the establishment of the City West district, as a vibrant, walkable, mixed-use district.
- The requested rezoning would help further the objective to provide a wide range of housing options.
- The requested rezoning would help retain and support the growth of existing businesses and attract new businesses to the City of Novi.
- The requested rezoning would further the objective to develop the City West/Grand River Avenue and Beck Road area in a manner that supports and complements neighboring areas.

Master Plan for Land Use

The 2016 Master Plan Update recommended the creation of a cohesive district that supports long-term vitality and projects a sense of place. "A City West district should use form-based code elements to guide the development of a dense, walkable, unified district featuring a mix of arts, entertainment, retail, restaurant, hotel, convention/exposition, office and residential uses. Standards for streetscape design, sidewalks, public amenities, and structured parking should all be considered. A sub-district permitting different maximum building heights should be established, permitting lower heights south of Grand River, and higher maximums near I-96."

The vision described in the 2016 Master Plan recommended that the City West district north of Grand River would be the highest intensity district in the City of Novi, with buildings up to ten stories and residential density of 30 units per acre. Master Plan open house events garnered comments from both retirees and millennials wanting housing opportunities that would allow them to walk or bike to activity and shopping destinations and within developments that increase the vitality of Novi.

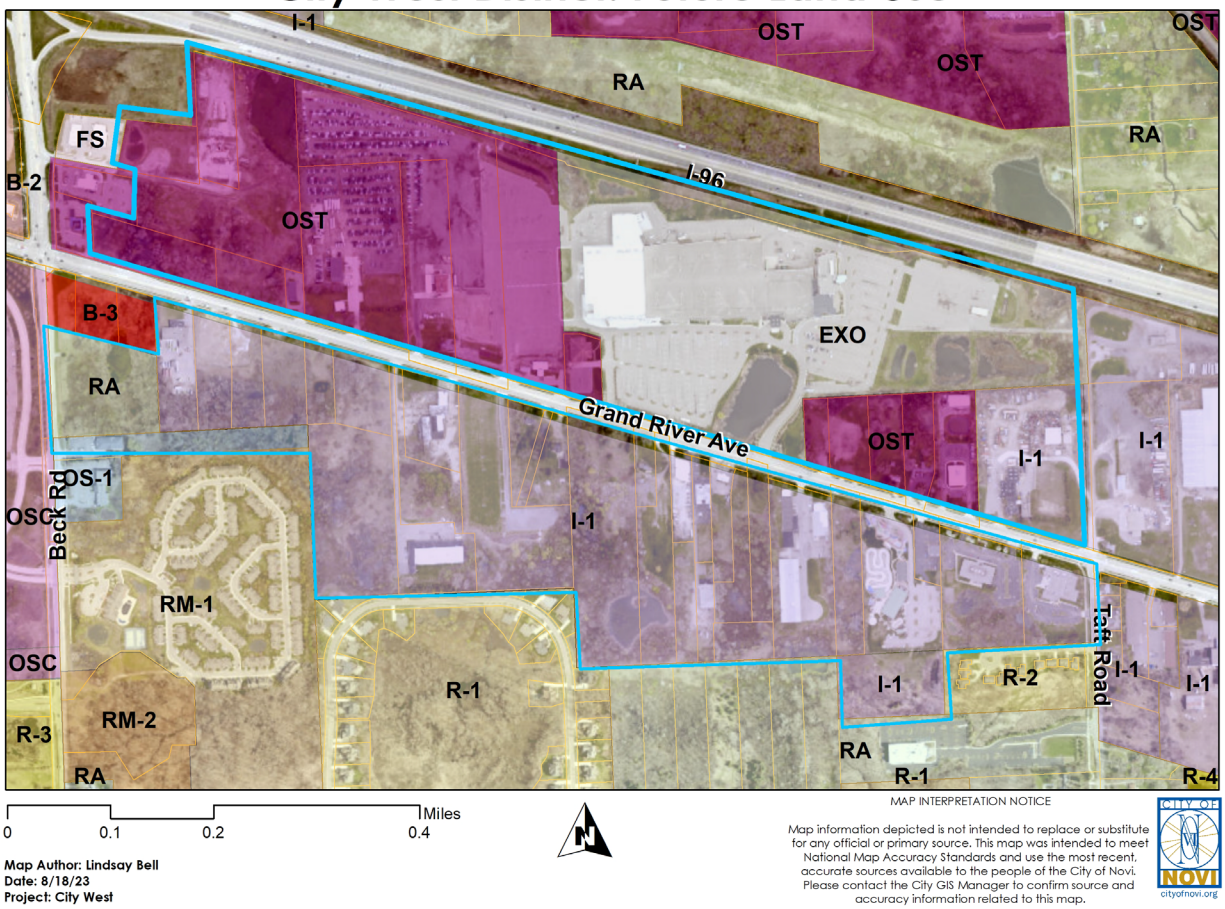
Implementation Committee

This matter was discussed by the Implementation Committee in April 2021, March of 2022, and January of 2023. The proposed rezoning and text amendment was discussed with the Committee on each occasion as it was being developed. The Committee provided feedback and recommended changes to the boundaries of the district. Members of the Implementation Committee recommended the development of the Design Guide to provide visual guidance on the preferred style of developments and to illustrate requirements.

Existing Zoning and Land Use

The map below shows the zoning for the subject area and surrounding properties. The north side of the district abuts Interstate-96, and is primarily zoned for OST – Office Service Technology. The Suburban Center Showplace is covered by the Exposition Overlay district, but the underlying zoning is OST. The area to the south of Grand River is primarily zoned I-1

City West District: Future Land Use

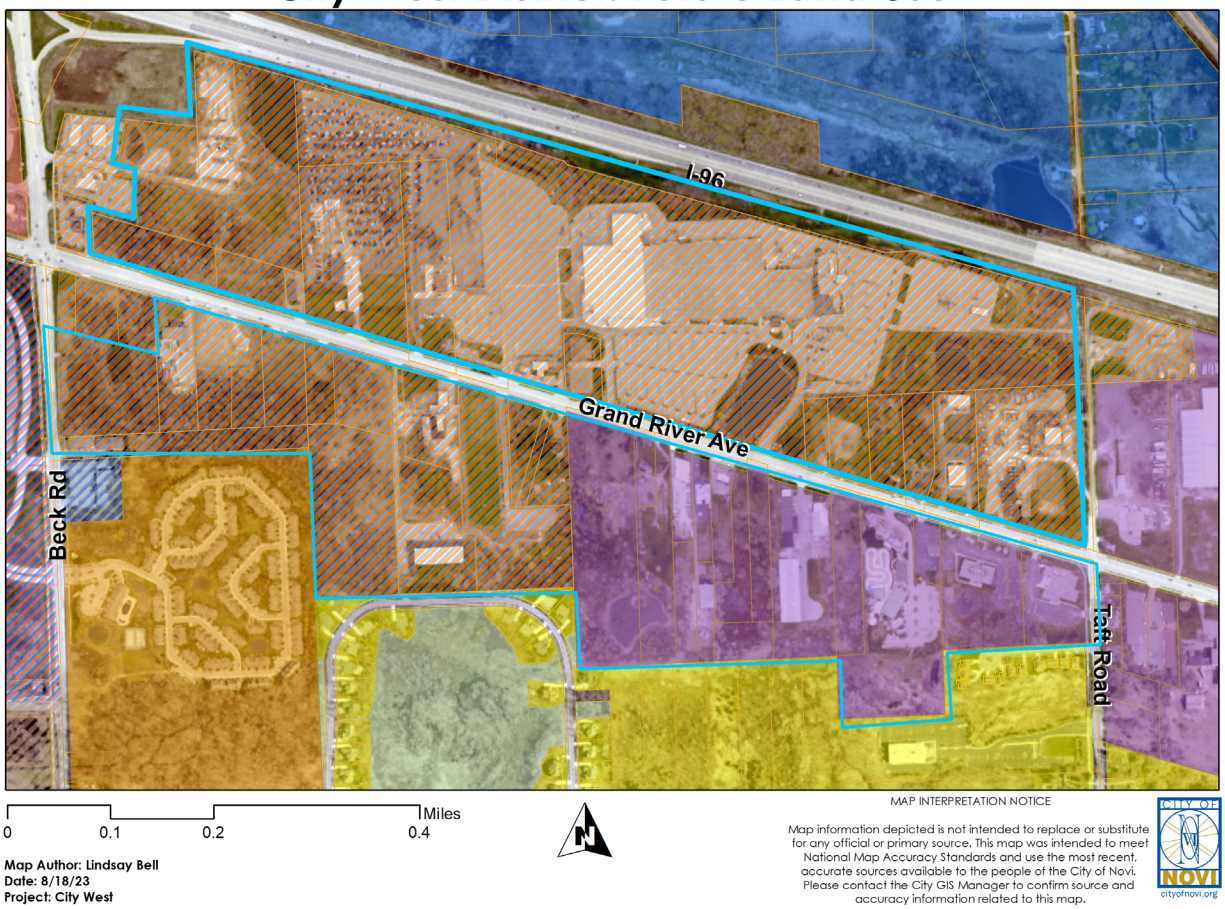


Light Industrial, except for the area that abuts Beck Road, which is zoned for Residential Acreage and OS-1 Office Service. The area to the south is primarily One Family Residential districts, with Central Park Estates zoned RM-1 Low Rise Multiple Family, and a salon zoned OS-1. East of Taft Road is zoned I-1. West of Beck Road is zoned B-2 Community Business (Westmarket Square retail center), and OSC Office Service Commercial (Ascension Providence hospital campus).

<u>Compatibility with Surrounding Land Use</u>

The compatibility of the requested CW zoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.

City West District: Future Land Use



Directly to the **north** of the City West area is Interstate 96. A rezoning of the subject property to CW will not adversely affect the properties north of the highway as the interstate forms a significant barrier.

Multifamily apartments and single-family residential uses are located **south** of the subject area. The proposed draft ordinance has been designed to limit the negative impacts on these adjacent uses through increased setbacks and buffering requirements, as well as height limits for the areas closest to the single family areas.

Directly to the **east** of the proposed City West area is a sand & gravel business and landscaping business. To the **west** of the subject area is the Ascension Providence hospital campus, and the Westmarket Square retail center. Positive impacts are anticipated as the subject property could provide places for hospital employees to live, shop and dine, and additional hotels for people to stay in near the hospital. Residents in City West will also provide more customers to the Westmarket Square retail center.

Comparison of Zoning Districts

The following table provides a comparison of the two major current zoning classifications (OST and I-1) with the proposed City West.

	OST (Existing – North of Grand River)	**I-1 (Existing – Mostly South of Grand River)**	**CW (Proposed)**
Principal Permitted Uses & Special Land Uses	**Principal Permitted Uses** 1. Professional office buildings, offices and office sales and service activities 2. Data processing and computer centers 3. Laboratories 4. Research, testing, design and development, technical training, and design of pilot or experimental products 5. Hotels and business motels 6. Colleges, universities, and other such post-secondary institutions of higher learning, public or private, offering courses in general, technical, or religious education 7. Motion picture, television, radio and photographic production facilities 8. Medical offices, including laboratories and clinics 9. Facilities for human care 10. Off-street parking lots 11. Public owned and operated parks, parkways and outdoor recreational facilities 12. Publicly-owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations 13. Financial institution uses with drive-in facilities as an accessory use only 14. Public or private indoor and private outdoor recreational facilities 15. Day care centers and adult day care centers 16. Secondary uses	**Principal Permitted Uses** 1. Professional office buildings, offices and office sales and service activities 2. Accessory buildings, structures and uses customarily incident to the above permitted uses 3. Public owned and operated parks, parkways and outdoor recreational facilities 4. Public or private health and fitness facilities and clubs 5. Medical offices, including laboratories and clinics The following uses are subject to Section 4.45: 6. Research and development, technical training and design of pilot or experimental products 7. Data processing and computer centers 8. Warehousing and wholesale establishments 9. Manufacturing 10. Industrial office sales, service and industrial office related uses 11. Trade or industrial schools 12. Laboratories experimental, film or testing 13. Greenhouses 14. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards 15. Public or private indoor recreation facilities 16. Private outdoor recreation facilities 17. Pet boarding facilities 18. Veterinary hospitals or clinics	**Principal Permitted Uses** 1. Offices, including professional, medical (including labs and clinics) 2. Municipal uses, such as post offices and similar governmental office buildings 3. Day care centers (4.12.2) 4. Financial institutions (4.81) 5. Retail business or service establishments, including restaurants (4.27) 6. Business schools and colleges or private schools operated for profit (4.27) 7. Instructional Centers (4.62) 8. Outdoor theaters, plazas, parks, public gathering places, farmers markets and like public facilities 9. Art galleries, museums, and non-profit community centers 10. Personal service establishments 11. Private recreational facilities, indoor or outdoor 12. Publicly owned and operated parks, pathways, and recreational facilities 13. Transit station 14. Brewpubs and Microbreweries (4.35) 15. Outdoor restaurants (4.84)

	17. Sit down restaurants 18. Other uses similar to the above uses and subject to the same conditions noted 19. Accessory buildings and uses customarily incidental and integral to any of the above permitted uses **Special Land Uses (Retail Service Overlay)** The following uses are permitted subject to Section 3.19: 1. Retail business use 2. Retail business service uses 3. Restaurants, including sit-down 4. Fast food drive-through restaurants	19. Motion picture, television, radio and photographic production facilities 20. Other uses of a similar and no more objectionable character to the above uses 21. Accessory buildings, structures and uses customarily incident to any of the above permitted uses **Special Land Uses** The following uses shall be permitted where the proposed site does not abut a residentially zoned district: 1. Metal plating, buffing, polishing and molded rubber products 2. Uses which serve the limited needs of an industrial district (subject to Section 4.43), as follows: a. Financial institutions, unions, union halls, and industrial trade schools or industrial clinics b. Industrial tool and equipment sales, service, storage, and distribution c. Eating and drinking establishments and motels 3. Automobile service establishment 4. Self-storage facilities 5. Retail sales activities 6. Central dry cleaning plants or laundries 7. Railroad transfer, classification and storage yards 8. Tool, die, gauge and machine shops 9. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies 10. Municipal uses 11. Motion picture, television, radio and photographic production facilities 12. Outdoor space for parking of licensed rental motor vehicles 13. Accessory buildings, structures and uses	16. Principal uses similar to those listed above, as determined by the Planning Commission 17. Off-street parking lots and structures (not to include vehicle storage) 18. Accessory structures and uses customarily incidental to the above permitted uses, except drive-through windows (4.19) **Mixed-Use Development Option Permitted Uses –** 1. Any of the Principal Permitted Uses above 2. Multiple-family residential 3. Live/work units 4. Hotels (4.28.1) 5. Business establishments which perform services on the premises 6. Health and fitness clubs, public or private 7. Dry Cleaning Establishments or Pick Up Stations (4.24) 8. Other uses similar to the above uses subject to conditions noted 9. Accessory structures and uses customarily incidental to the above permitted uses (4.19) **Special Land Uses** 1. Amusement and entertainment uses, including theaters, athletic and performing arts venues 2. Private clubs, organizations, cultural facilities, and lodge halls 3. Places of worship 4. Drive throughs, as an accessory to a permitted use (Sec. 5.3.11)

		customarily incident to any of the above permitted uses	
Minimum Lot Size	See Section 3.6.2.D	See Section 3.6.2.D	See Section 3.6.2.D
Minimum Lot Width	See Section 3.6.2.D	See Section 3.6.2.D	See Section 3.6.2.D
Maximum Building Height	46 feet or 3 stories, whichever is less *OR* 65 feet, with building setbacks increased (Sec. 3.20.1.A.ii) *OR* 115 feet if located within 1,200 feet of freeway (Sec. 3.20.1.A.iii)	40 feet; 25 feet when abutting residential (Section 3.14.5.C)	35 feet within 100 feet of SFR 40 feet between 100-200 feet of SFR North of Grand River: 8 stories with bonus height South of Grand River: 5 stories with bonus height
Building Setbacks	Front Yard: 50 feet Rear Yard: 50 feet Side Yard: 50 feet	Front Yard: 40 feet Rear Yard: 20 feet, 100 feet when abutting residential (Section 3.6.2.H) Side Yard: 20 feet, 100 feet when abutting residential (Section 3.6.2.H)	Front yard: 20 feet (Major arterials) Rear yard Non-Res: 100 feet for buildings if adjacent to residential Rear yard Residential: 2 feet each foot of building height if adjacent to residential
Parking Setbacks	Front Yard: 20 feet Rear Yard: 20 feet Side Yard: 20 feet	Front Yard: 40 feet (Section 3.6.2.E) Rear Yard: 10 feet, 100 feet when abutting residential (Section 3.6.2.F) Side Yard: 10 feet, 100 feet when abutting residential (Section 3.6.2.F)	Front yard: 20 feet (Major arterials) Rear yard: 50 feet if adjacent to residential See proposed Ordinance for other yard requirements

Natural Features

The attached maps from the City's mapping portal show that there are regulated wetland and woodland at various locations throughout the subject area. The City's maps provide the best approximation of the location of the woodlands and wetlands without specific surveying of those areas. The actual location of any woodlands and wetlands will need to be field verified by applicants with the submittal of any site plan for the parcels, and verified by the City's consultants. Impacts to these natural features will be reviewed and discussed during the site plan submittal for any project on the property, and follow the typical standards for review and approval according to the City's ordinances.

Submittal Requirements

The City's Department of Public Works staff has placed the rezoning signs on properties along the Grand River Avenue corridor and at Beck Road and Taft Road, in accordance with the public hearing requirements for the proposed rezoning. Staff has verified the locations and language provide on the signs that meet the standards of the City's Site Plan and Development Manual.

_____

Lindsay Bell, *AICP,* Senior Planner
Barbara McBeth, *AICP*, City Planner

ENGINEERING MEMO

MEMORANDUM

TO: VICTOR CARDENAS, INTERIM CITY MANAGER

FROM: BEN CROY, CITY ENGINEER

SUBJECT: CITY WEST DISTRICT UTILITY DEMANDS

DATE: JUNE 8, 2023

The Department of Public Works Engineering Division has been working with the Community Development Department projecting assumptions regarding anticipated utility demand within the proposed City West District (Grand River between Beck Road and Taft Road). Based on these discussions, the City West District potential development is estimated to demand 1,550 REUs for water service. One REU (Residential Equivalency Unit) equates to the utility demand from one single-family home. Water system improvements will be required to maintain adequate water pressures in the western limits of the city regardless of whether the area develops as proposed or as currently zoned. No improvements are anticipated to be required for the sanitary sewer system.

The City West District is located within the Intermediate Pressure District. Other areas in this pressure district (Section 18 and Sections 29-32) along the western extremities of the city currently maintain pressures and flow rates on the low end of desired ranges and could drop below minimums as demand in other areas increase. This future condition was identified and evaluated in the 2014 Water Master Plan Update. At that time, several projects were recommended to address the need for improvements with additional development. The attached map and table from the 2014 update have been updated with capital projects completed by the City or as part of private development projects. The attached also includes proposed projects which complete the entire water system improvement plan. The proposed improvements include ~9,100 feet of water main along Eight Mile, Napier and Nine Mile (referred to as the Southwest Loop projects #091-14, #091-23, #091-15 considered Phase 1), and the decommissioning of a pressure reducing valve, estimated at $4-5M and $200k, respectively.

Coincidentally, around the same time the City West District was being discussed, a new residential development, Parc Vista, was being proposed in the southwest portion of the City on Eight Mile west of Garfield. During the design of this site, staff identified the need for system improvements to maintain the desired minimum flows of 2,000 GPM required for fire protection. The addition of the Southwest Loop will increase flows above this standard and eliminate a long dead-end in the system. Elimination of dead ends is good standard practice to avoid water quality issues, decrease pressure fluctuations and provide redundancy (same as GLWA's regional redundancy main project only scaled to Novi system). Additionally, the Southwest Loop would provide water service to the ITC Sports Park in the future if desired.

As the City develops, system demands are continuously evaluated to identify appropriate infrastructure improvements. Like the improvements discussed above, numerous projects have been identified in the 2014 or earlier master plans, and as additional demand is anticipated, these projects can be implemented. Occasionally private development fills

gaps in the system, but there is no significant private development to make the Southwest Loop. Therefore, staff recommends executing these projects as capital improvements per the Master Plan. Just as the Island Lake Booster Station (#IL-07) was completed as the first step in expanding the west side system, staff continues to evaluate needs as they arise, versus implementing unnecessary improvements. These proposed pressure district expansions have appeared in the CIP at various times, most recently back in FY 2019-20. Consequently, the projects were removed as the certainty of the proposed developments was not confirmed.

Per the Master Plan the Island Lake Pressure District Expansion has been planned for completion in two phases, the first of which Phase 1 is discussed herein. The second phase would complete the district expansion (projects #IL-01, #IL-04, #IL-05) and would be implemented at the appropriate time based on system modeling following further development.

Cost Estimates

The updated cost estimates for the 2008 recommendations are shown in Table 12. Calculations of the cost estimates are included in Appendix A. These cost estimates include cost of construction and professional services but do not include costs for easement acquisition, major utility relocation, bonds, or fees for permitting or inspection.

Table 12: Updated Cost Summary of 2008 Recommendations

	ID	Description	Updated Cost Estimate
Tier 1			
	091-06	Install a PRV on 13 Mile Road east of Novi Road and de-commission Meadowbrook PRV if determined necessary.	$843,000
Tier 2			
	091-10	Extend a 24-inch main 2,600 feet north to 14 Mile Road	$1,139,000
	091-11	Install new DWSD master meter with PRV	$1,305,000
COMPLETE	091-16	Extend 900 feet of 12-inch main from west of Kingswood Boulevard to Columbia Drive.	$173,000
PROPOSED	091-23	Extend a 12-inch main approximately 5,700 feet from the proposed 12-inch main at Napier Road and Park Place Drive to the south along Napier Road to 8 Mile Road then east to the proposed 12-inch main on 8 Mile Road.	$1,082,000
	091-25	Extend a 16-inch main approximately 2,400 feet from the existing 16-inch main on 9 Mile Road west of Center Street to the east along 9 Mile Road to the existing 12-inch main at Novi Road and 9 Mile Road.	$647,000
COMPLETE	091-26	Extend a 12-inch main approximately 1,300 feet from the existing 12-inch main on 8 Mile Road at Club Lane to the east to the existing 12-inch main on 8 Mile Road east of Cambridge Drive. Install 12-Inch main approximately 600 feet from Meadowbrook Rd east to Llorac Ln.	$362,000
Tier 3 required for other recommendations			
PROPOSED	091-14	Extend a 12-inch water main approximately 2,400 feet from the existing 12-inch water main at 9-Mile Rd and then south on Napier Rd to Park Place Dr. (Required for recommendation 091-23.)	$457,000
PARTIALLY COMPLETE	091-15	Extend a 12-inch water main approximately 4,300 feet from the existing 12-inch water main at 8-Mile Rd and Garfield Rd to the west along 8-Mile Rd. (Required for recommendation 091-23. Length reduced by 400 feet from 2008 report due to Ballantyne development.) REMAINDER PROPOSED	$817,000
COMPLETE	091-22	Connect the existing 12-inch water main at Wixom Rd and 10-Mile Rd to the existing 12-inch water main east of Terra Del Mar Drive on 10-Mile Rd with approximately 2,700 feet of 12-inch water main. (Required for Island Lake recommendations.)	$513,000
		Total Cost of Updated Recommendations:	**$7,338,000**

The cost estimates for recommendations new to this report are shown in Table 13. Calculations of the cost estimates are included in Appendix A. These cost estimates include cost of construction and professional services but do not include costs for easement acquisition, major utility relocation, bonds, or fees for permitting or inspection.

Table 13: Cost Summary of New Recommendations

	ID	Description	Cost Estimate
COMPLETE	WP-01	Install 1.5 MG ground storage reservoir near West Park Pump Station and reconfigure Pump Station to pump out of storage at 11 MGD. Includes SCADA system.	$4,004,000
PHASE 2	IL-01	Install approximately 3,000 feet of new 12-inch water through existing Novi Links golf course. (Replaces recommendation 091-28 from 2008 report.)	$570,000 *
PARTIALLY COMPLETE	IL-02	Install approximately 3,200 feet of new 12-inch water main along 10-Mile Rd from Wixom Rd to Woodham Rd. REMAINDER IN PHASE 2	$608,000
COMPLETE	IL-03	Install approximately 2,800 feet of new 16-inch water main from Providence Park Hospital to Wixom Rd across City owned parcel.	$754,000
PHASE 2	IL-04	Install new PRV at 9-Mile Rd and Beck Rd.	$592,000
PHASE 2	IL-05	Install new PRV at 10-Mile Rd and Beck Rd.	$665,000
PROPOSED	IL-06	De-commission PRV near Catholic Central School.	$100,000
PHASE 2	IL-07	Replace Existing Pumps in the Island Lake Pump Station.	$488,000
		Total Cost of New Recommendations:	**$7,211,000 ***

* CIP# IL-01 will be built by a developer and is not included in the cost summation.

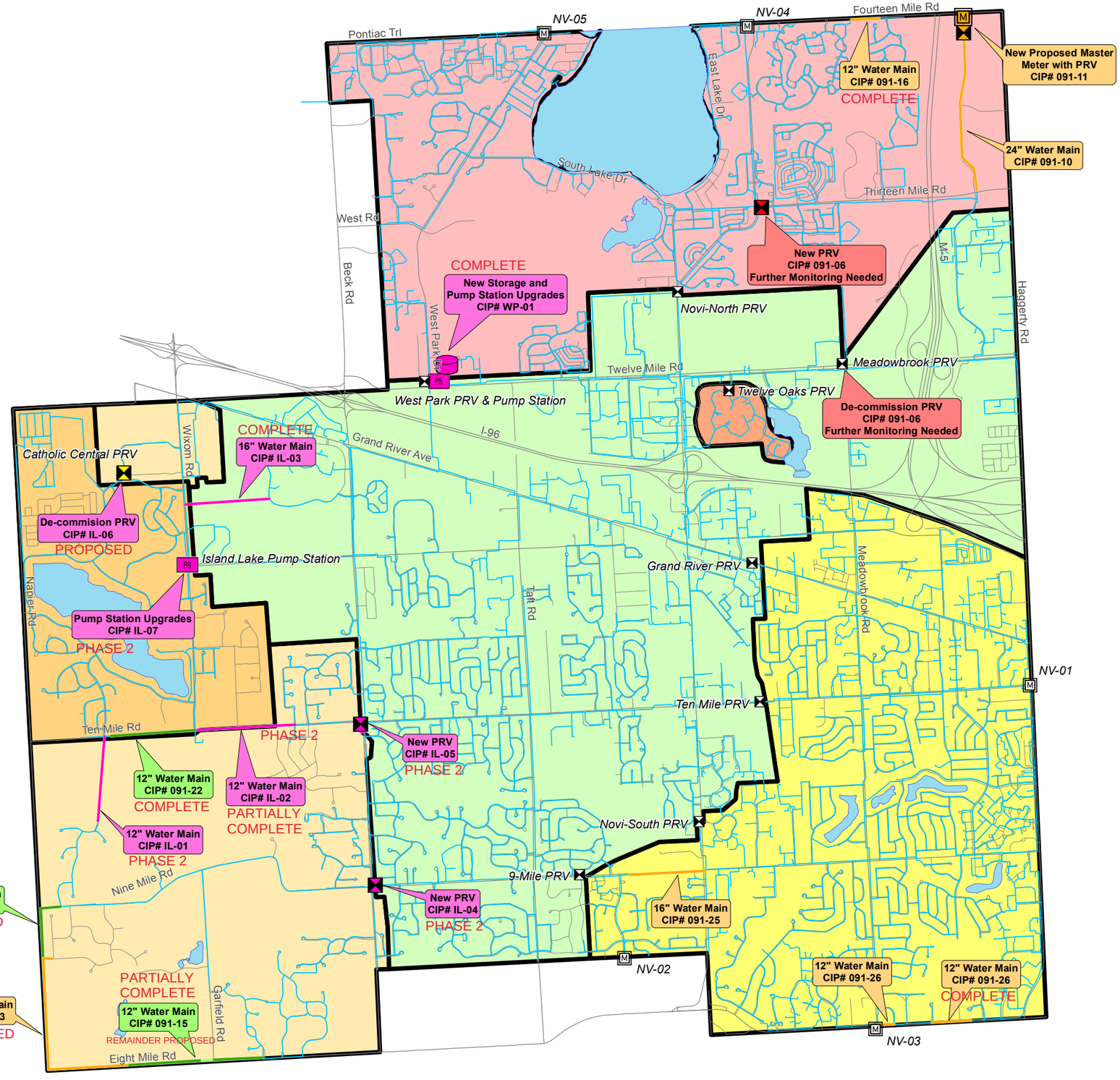
Operational Recommendations

In addition to the CIP recommendations above, there are several operational recommendations to improve system performance and efficiency.

- As part of the WPPS upgrades, system controls should be re-evaluated to eliminate excessive run-time of the WPPS pumps.
- As part of the WPPS upgrades, system operators should open an existing valve in the yard of the WPPS. A map of the WPPS with this valve called out is included in Appendix A.
- Once SCADA upgrades are complete, flows and pressures should be monitored at the ILPS to refine the future design flows required for the expanded Island Lake Pressure District. A preliminary engineering evaluation of upgrades at the ILPS should be performed to refine the cost estimate of station upgrades.
- SCADA upgrades at the ILPS, WPPS, Novi-North PRV, Grand River PRV, and 10-Mile PRV will allow system operators to monitor in-system flows to calculate the distribution of water loss and peak usage within the system. System operators should use this information to guide future CIP recommendations and asset management activities.

FIGURE A-1
System Improvements

CITY OF NOVI
07.14.2014



Legend

- DWSD Meter
- PRV
- De-Commission PRV
- Proposed PRV
- New GST
- Pump Station Upgrades

Water Main

- Existing
- Proposed

Pressure District

- High
- Intermediate
- Lower
- Twelve Oaks
- Existing Island Lake
- Proposed Island Lake

2008 Recommendations Carried Over

- Tier 1
- Tier 2
- Tier 3

0 — 3,500 — 7,000 — 10,500 Feet

Source: Data provided by Oakland County and the City of Novi. Orchard, Hiltz and McCliment does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

Coordinate System: NAD 1983 StatePlane Michigan South FIPS 2113 IntlFeet

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PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

Project ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
WTS008	Water Distribution	September 2016	**$2,336,580**

Island Lake Pressure District Expansion - Phase 1

Sections 29, 30, 31, and 32

Design Engineering	$	106,880
Right-of-Way Acquisition	$	75,000
Geotechnical Design	$	41,108
Other	$	-
TOTAL ENGINEERING	**$**	**222,988**
Contingency	$	44,598

Notes:

TOTAL ENGINEERING (including contingency)	**$**	**267,586**

Construction	$	1,644,302
Construction Engineering	$	82,216
Crew Days	$	31,500
Material Testing	$	41,108
Other	$	-
TOTAL CONSTRUCTION	**$**	**1,799,126**
Contingency	$	269,869

Notes:

TOTAL CONSTRUCTION (including contingency)	**$**	**2,068,995**

Project Description, Justification, & Operating Budget Impact

The Island Lake Pressure District (ILPD) expansion project has four key project components which will allow for the expansion of the ILPD into sections 29, 30, 31, and 32. The four main components of this project include: (1) Extension of a 12-inch water main along 10 Mile from Wixom to the stub at Woodham Road; (2) Installation of a new PRV at Ten Mile and Beck Road; (3) Installation of a new PRV at 9 Mile and Beck Road; (4) Pump upgrades at the Island Lake Booster Station. Over the past several years, residents sections 29, 30, 31, and 32 have complained of low pressure issues, especially during high usage periods when lawn sprinkling is occurring. Typically, system operators would increase the discharge pressure from the West Park Booster Station during these periods of pressure complaints; however, there is limited opportunity to boost pressures to the desired level in these sections as it would cause excessively high pressures within the lower elevation areas in the Intermediate Pressure District (along Novi Road north of 9 Mile and south of Grand River). For this reason, re-districting was proposed as part of the 2014 Water System Master Plan update.

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2018-19	$2,336,580	2023-24	$2,708,737
2019-20	$2,406,678	2024-25	$2,789,999
2020-21	$2,478,878	2025-26	$2,873,699
2021-22	$2,553,244	2026-27	$2,959,910
2022-23	$2,629,841	2027-28	$3,048,707

Engineering Completed in Prior Fiscal Year?

No

Funding Source?

592 - Water Sewer Fund

Outside Funding?

No

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

Project ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
WTS009	Water Distribution	September 2016	**$882,255**

Island Lake Pressure District Expansion - Phase 2

Section 29, 30, 31, and 32

Project Description, Justification, & Operating Budget Impact

The Island Lake Pressure District (ILPD) phase 2 expansion project has two key project components which will allow for the expansion of the ILPD into the northeast quadrant of section 18. The two main components of this project include:
(1) Installation of a 16-inch water main through Wildlife Woods Park to provide sufficient conveyance to the Island Lake Booster Station.
(2) Decommissioning of PRV at the Catholic Central Site. The Catholic Central site water main was installed with a backup up pressure reducing valve (PRV) in lieu of a looped system in case water pressure is ever lost from the Intermediate Pressure District. This PRV provides limited redundancy as it rarely operates, so system operators can not tell if it is in working order. In addition, the design of this PRV allows for the Island Lake Booster Station to feed the Intermediate District during times of pressure loss. The design did not take into account the fact that the Island Lake Booster Station is not large enough to feed the Intermediate District. For this reason, re-districting was proposed as part of the 2014 Water System Master Plan update.

Design Engineering	$	43,490
Right-of-Way Acquisition	$	-
Geotechnical Design	$	15,532
Other	$	-
TOTAL ENGINEERING	**$**	**59,022**
Contingency	$	11,805

Notes:

TOTAL ENGINEERING (including contingency)	**$**	**70,827**

Construction	$	621,280
Construction Engineering	$	37,277
Crew Days	$	31,500
Material Testing	$	15,532
Other	$	-
TOTAL CONSTRUCTION	**$**	**705,589**
Contingency	$	105,839

Notes:

TOTAL CONSTRUCTION (including contingency)	**$**	**811,428**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2018-19	$882,255	2023-24	$1,022,775
2019-20	$908,723	2024-25	$1,053,459
2020-21	$935,984	2025-26	$1,085,062
2021-22	$964,064	2026-27	$1,117,614
2022-23	$992,986	2027-28	$1,151,143

Engineering Completed in Prior Fiscal Year?

No

Funding Source?

592 - Water Sewer Fund

Outside Funding?

No

2016 MASTER PLAN FOR LAND USE

EXCERPT

Redevelopment Site 2: City West

Grand River Avenue between Taft and Beck includes the Suburban Collection Showplace, a convention center that plans to expand with additional convention space and an entertainment venue. Other development in this section of the Grand River Corridor is a mix of commercial, office, and industrial uses. Many sites are underutilized, disused, or vacant. This area offers the potential for the creation of a prominent new district combining entertainment, convention, commercial, office, and residential uses in a cohesive, high-density, walkable pattern. Structured parking and diagonal on -street parking along circulation roads will help to reduce the amount of land devoted solely to pavement. This plan envisions three to five story buildings for most of the area, while buildings with frontage on I-96 may rise as high as ten stories.

Components of the District

Residential Uses

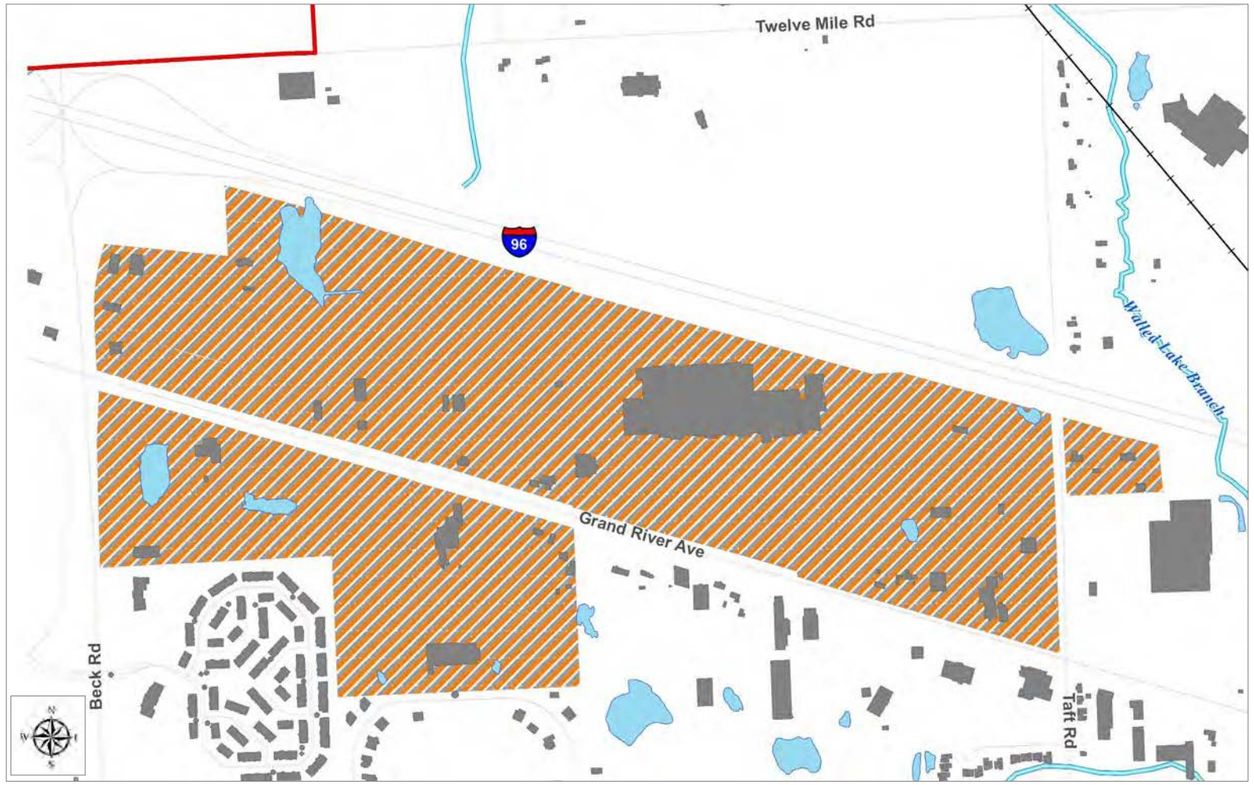
The residential components of City West should provide unique housing types, with an emphasis on types currently undersupplied in the City. In general, residential uses will be located above commercial uses, and all residential north of Grand River should be on the second floor or higher. Some ground floor residential uses such as row houses may be appropriate south of Grand River on the edge of the district as a transition to nearby neighborhoods. Live-work units may be an appropriate use as well, particularly if City West develops as an arts and entertainment district. Microapartments (small efficiency units) and small one-bedroom units may be an appropriate and viable development model for this area, especially given the needs of frequent business travelers and temporary residents at nearby Providence Park Hospital.

Commercial, Restaurant and Entertainment Uses

The district is envisioned as a distinct neighborhood as well as a complement to major nearby uses such as the Suburban Collection Showplace and the hospital. Commercial uses in this area could include specialty retail or a cluster of similar uses, such as high-fashion stores or art galleries, in addition to uses that serve nearby residents. Personal service uses would likely constitute a portion of the overall commercial picture in City West. Creating a vibrant restaurant and entertainment scene that spills into outdoor patios and open spaces, is a major goal of this redevelopment strategy.

Office Uses

Office uses in City West should be mostly limited to upper floors and, in vertically mixed buildings, may serve as a transition from retail and restaurant uses on lower levels to residential uses above.



Above, left: Map of City West land use planning area, including footprints of existing buildings. The largest building, at center, is the Suburban Collection Showplace, which is planning to expand. Above, right (clockwise from upper left): public art and gathering space amid high density mixed development in Asheville, NC; high quality building materials and ornamental landscaping in West Bloomfield, MI; finished alley with small retail use in Fort Collins, CO; public plaza and dense, mixed development in Princeton, NJ

Character of Development & Placemaking

For City West to become a true district, development must follow a unified approach. This could be achieved through the development of design standards or a form-based code to establish district-wide standards for building massing and location, streetscape, and public spaces. Building materials, landscaping, lighting, public furniture, and signage can all be addressed in standards for City West. These standards could also establish sub-districts (for instance, north of Grand River versus south of Grand River). To the extent possible, utilities should be buried.

The planned development of the City West district should include a mix of public plazas and parks that provide gathering places, as well as wide sidewalks that can accommodate outdoor dining. Programming of public spaces is encouraged to promote placemaking and strengthen the identity of the district.

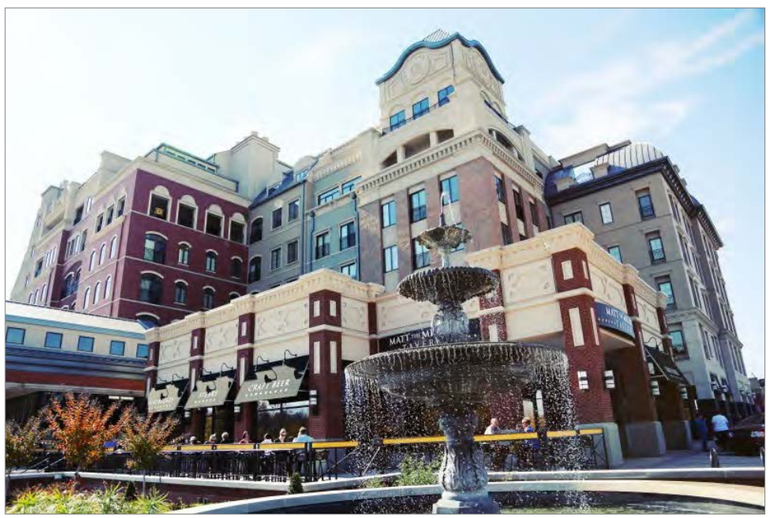
Transportation

City West should be a walkable district that accommodates all road users and provides connections to Novi's existing and planned non-motorized pathways. Parking should be a mix of on-street spaces, small surface lots in side and rear yards, and, where density supports the investment, structures. Parking structures may stand alone or be integrated into other buildings, but in all cases, they should be designed to the same standards as other buildings in the district. Ground floor liner uses should be incorporated where possible. Parking plans should consider emerging trends in the automotive market such as the rapidly growing number of plug-in vehicles on the road, as well as the growth of car-sharing.

Walkability should be aided by compact development and frequent crossing locations on all internal streets, as well as signal protection at major intersections. Bicycle parking should be provided throughout the district, and sheltered where possible. Finally, if developed to its full potential, City West, with support from the hospital, could play a powerful role in the future development of mass transit on Grand River Avenue, serving as the westernmost destination point for bus rapid transit (BRT). The City should work with its neighbors to determine the feasibility of mass transit to serve the greater corridor and provide expanded mobility options for residents. The cities of Farmington and Farmington Hills have incorporated the potential for BRT along Grand River into their long-range plans.

Source: Roark Premier Team

Source: Elvert Barnes, Wikimedia Commons


Source: Carmel City Center

Source: Central Coast Low Impact Development Initiative

Clockwise from top left: Event in public space, North Hills development, Raleigh, NC, which includes a mix of low-profile buildings and taller structures, including a ten-story hotel; Main North in downtown Royal Oak, MI, is a ten-story mixed-use development with associated structured parking next to two movie theaters; Bioretention swale in Paso Robles, CA, which accomplishes some filtering of runoff before it enters the stormwater system; Carmel City Center in Carmel, IN, is a mixed use development located near the city's downtown Arts & Design District and was developed as part of Carmel's Range Line Road Corridor Plan; Arlington, VA's Pentagon Row project mixes commercial and residential uses around planned, multi-use public spaces.

Sustainability

The development of a new district presents a prime opportunity to consider development from a holistic standpoint. Development of City West should consider mitigating stormwater runoff through bioretention systems such as rain gardens and bioswales, and alleviating concentration of runoff through the use of permeable pavement. Should development proceed in a coordinated fashion, the City and its partners may consider pursuing LEED-ND certification through the United States Green Building Council; this certification not only provides confirmation that developers have adhered to sustainable development practices, but also serves as a marketing tool for the district. Landscaping with native plants, incorporation of alternative energy systems such as solar collectors or geothermal heat pumps into building designs, accommodations for electric vehicles, bicycle facilities, and, ultimately, integration with mass transit are all steps that can be taken to build a district that adheres in the long term to basic principles of environmental sustainability. When well-implemented, these measures can also help to limit certain long-term operational costs.

Above: Conceptual rendering of potential development of City West. This image is intended to show building massing, including one ten-story building, and provide an example of how buildings might interact with sidewalks and other public spaces. On-street parking spaces line every block, and most parking is concentrated in structures to the right of the image. Frequent programming of public spaces is encouraged

Development of the District

To facilitate and guide development of the City West district, development of a new zoning classification will be necessary. Form-based standards for the district should be considered as one method of achieving the desired development pattern. The district would likely be more effective if adopted as a stand-alone district rather than as an overlay to existing zoning.

Above: Image, based on development in St. Charles, Missouri, showing the type of streetscape that might characterize City West, along with the three-to-five story buildings envisioned for most of the area north of Grand River. Ground floor retail, space-efficient diagonal parking spaces, and upper floors devoted to office and residential uses combine with an aesthetically pleasing public realm to create a vibrant, pedestrian-friendly district that feels like a cohesive neighborhood.

PLANNING COMMISSION
EXCERPT FROM MINUTES
MAY 10, 2023

that was developed. Most of the development will be abutting Grand River, not be sitting in the backyard of the residents. As individual projects come to the Planning Commission, they will make the hard decisions as to whether that particular application has the correct setback and intent for the given area. As has been stated, we are not building another Southfield. The max height on the north side will likely be five stories, and 35 feet on the south side. This is to create flexibility, so we can help developers come forward with their best ideas. What we are trying to do is give those who want to invest in the City of Novi the opportunity to do that within some guidelines to this specific design standard. We hear everything said about setbacks and the applicability of safety and what that means. There are certain things we have no control over, we can ask for with inside the plans certain lighting conditions, certain exit gates to prevent people from wandering into neighborhoods. Just because we vote a certain way, doesn't mean we are not listening. Chair Pehrson appreciates everyone's input and really appreciates the respect given the Planning Commission and hopes that we afforded the same to you.

Motion to recommend approval to City Council to adopt the City West district into the Zoning Ordinance made by Member Avdoulos and seconded by Member Lynch.

In the matter of Text Amendment 18.296, motion to recommend approval to City Council to adopt the City West District into the Zoning Ordinance as shown in the draft amendment for the following reasons:

1. **The 2016 Master Plan for Land Use recommended the creation and adoption of a new zoning district for this area of the City in order to foster redevelopment of underutilized parcels, and to create a vibrant, walkable, mixed-use district,**
2. **The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing more flexible development standards for a unique area of the City,**
3. **The Master Plan for Land Use objective to support and strengthen existing businesses and attract new businesses is fulfilled by allowing existing businesses to expand and creating new development opportunities in a mixed-use environment,**
4. **The Master Plan for Land Use objective to provide a wide range of housing options is supported as the new district allows residential use in a mixed-use setting,**
5. **The Master Plan for Land Use objective to develop the City West/Grand River and Beck area in a manner that supports and complements neighboring areas through the use of setback and height restrictions to provide buffers to single family districts, and**
6. **It provides an opportunity for long-standing businesses to remain at their current location.**

ROLL CALL VOTE ON MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL TO ADOPT THE CITY WEST DISTRICT INTO THE ZONING ORDINANCE AS SHOWN ON THE DRAFT AMENDMENT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 7-0.

3. **CITY WEST ZONING MAP AMENDMENT 18.741**
   Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council regarding the rezoning of property in Section 16, located east of Beck Road, west of Taft Road along both sides of Grand River Avenue from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West). The subject properties total approximately 250 acres.

Senior Planner Lindsay Bell relayed historical photos of the area show the land was largely agricultural fields and orchards in the 1940s. When I-96 was constructed in 1957 there was a highway rest stop until the Suburban Collection Showplace was constructed in 2005 in its location. The Fairlane Motel appears to have been developed on the north side of Grand River in the 1950s, and is still open today. By the 1970s there was greater industrial activity in the area, including the Wix-Mix concrete plant, trucking operations, outdoor storage yards, various industrial buildings, and a gas station near the intersection of Beck and Grand River. Over the last 20 years many of the remaining homes and vacant structures have been torn down after falling into disrepair, and the properties have not yet redeveloped. As stated in the 2016 Master Plan, "Many sites are underutilized, disused or vacant."

Approximately 144 acres are north of Grand River Avenue with 21 parcels included. The majority of the area, 128.13 acres, is currently zoned OST Office Service Technology. There is an EXO Exposition Overlay District over a 55-acre portion of the Suburban Collection Showplace property. Approximately 14.06 acres are zoned I-1 Light Industrial. A mix of offices, industrial and manufacturing businesses, and vacant properties are present on either side.

To the south of Grand River Avenue, the City West area is recommended to include all of the parcels between Beck Road and Taft Road. These properties are currently zoned OS-1 Office Service, I-1 Light Industrial, B-3 General Business, and RA Residential Acreage.

There are some significant areas of wetland in the southern portion of the district. Preserving those wetlands would help to provide natural buffers between the City West developments and the residential districts to the south.

Of the existing structures in the area, the average age is 43 years, with many built between 1967 – 1978. Excluding a few building additions, only two new projects have been developed over the last 10 years: PetSuites (2020) and Beck Plaza, which contains the Starbucks (2016). During this same period development has not lagged in the rest of the City.

The number of permitted uses under I-1 zoning is limited when adjacent to single-family districts, which may have contributed to the lack of investment in this area. Restaurant uses in the I-1 district are only permitted in limited circumstances, so the existing restaurants south of Grand River have been non-conforming uses and have not been permitted to expand or make desired improvements such as adding covered outdoor patio areas. The expense of extending public utilities may have also discouraged new development.

Approximately 110 acres in the district are vacant or have a non-conforming residential use. Parcels developed with industrial uses that are not consistent with the desired future use for City West make up a total of about 32 acres. Development nearby in the corridor includes destinations such as Ascension Providence Hospital System and Suburban Collection Showplace, which are significant economic drivers in Novi, providing jobs and bringing in visitors. Commercial uses have developed by the I-96 interchange at Beck Road north of Grand River.

You may notice that the boundaries for City West have changed from what was recommended in the 2016 Master Plan. On the north side, the Implementation Committee agreed with staff that the small parcel east of Taft Road next to I-96 did not seem to be necessary to include, and the drive-through uses just east of Beck did not seem to fit with the vision for City West. On the south side of Grand River, leaving the eastern half toward Taft Road planned for Industrial did not seem to make sense given one of the main pedestrian crossings between north and south is at the main entrance to the Suburban Showplace. Many of the existing uses in that area also were not incompatible with the uses permitted in the proposed district. Meetings with some of the landowners in that area confirmed that they would like to be included in the district. The Implementation Committee agreed that the district should be extended all the way to Taft Road.

As mentioned previously, staff sent mail notifications to landowners of all 54 parcels subject to the rezoning, and by providing a feedback form on the City website. All the responses we received from landowners within the district have showed positive support for the rezoning.

Staff recommends approval of the proposed Zoning Map Amendment for the following reasons:

- The requested zoning is in generally in compliance with the Master Plan for Land Use, which recommends the establishment of the City West district, as a vibrant, walkable, mixed-use district.

- The requested rezoning would help further the objective of providing a wide range of housing options.
- The requested rezoning would help retain and support the growth of existing businesses and attract new businesses to the City of Novi.
- The requested rezoning would further the objective of developing the City West/Grand River Avenue and Beck Road area in a manner that supports and complements neighboring areas.

The Planning Commission is asked to hold the public hearing on the zoning map amendment and consider making a recommendation to the City Council regarding the rezoning. Staff is happy to answer any questions you may have.

Chair Pehrson opened the public hearing and invited members of the audience who wished to participate in the public hearing to approach the podium.

Mike Duchesneau, 1191 South Lake Drive, relayed he has attended many of the meetings that led to this proposal from the Master Plan update and would like to say that resident's concerns have been discussed in those meetings. The Staff has done a good job considering residents' input, concerns about traffic, and limiting curb cuts. The proposal tends to encourage larger parcels of property to be combined so there is not a hodge podge of one ups. The meetings are ongoing and are monthly. Residents should be voicing their concerns there where changes made as has happened in the meetings Mr. Duchesneau has attended. His reason for being involved in the first place is due to the 2016 Master Plan which adversely affected him in many of the same ways as was discussed and mentioned here today.

Resident (name not discernable), Asbury Park, relayed some of the things he is hearing from the Planning Commission is what they are offering is better, and maybe it is, however he would like to let everyone know that the Light Industrial zoning limits height to 25 feet, whereas the City West zoning allows multiple stories. The residents understand the setback is the same, but the height is a concern. There is an existing building, Screenworks, zoned in I-1, and there has never been a problem.

Blair Bowman, relayed he has a question regarding buffering. Along the common property line there is a 30-foot easement where the City installed a sewer line many years ago. If it is possible, that area might offer an opportunity for a developer to plant replacement trees along the easement. This would create a nice additional buffer, using the existing area there that is within the 100-foot setback and enhancing that by planting in the easement. The question is can you plant in an easement? Mr. Bowman pledges again as this rezoning progresses, and if this is something that does come to a reality, he is happy to meet with the homeowners association to go over plans and whatever they can do to enhance the screening and buffering.

Chair Pehrson closed the audience participation and turned the matter over to the Planning Commission.

Member Lynch relayed after getting the package on Friday, he drove through the surrounding neighborhoods. He gets the feeling most people are not aware how much industrial is currently there and is glad to hear we are not making it any worse than it currently is. In fact, Member Lynch would prefer to see a lot less noise and light intensity being put into the area over what it is currently zoned for. Member Lynch, putting himself in the resident's shoes who live nearby, would not want to see an extrusion plant in his backyard.

Member Roney referred to Mr. Bowman's question regarding planting in an easement. City Engineer Ben Croy relayed that in general it is not good practice to plant in an easement. There will be some opportunity to look for that. Generally, we try to keep trees off of the area directly over the main and in this particular area there is no road nearby so if we have to get equipment back there, we have to drive along the route of the sewer. As long as it is not restricting maintenance access, there may be an opportunity to plant some trees in the easement.

Member Roney remembers discussing during Implementation Committee meetings the northeast corner and why it was excluded, but the Committee did not discuss the southeast corner. If this is moved forward,

is there a way to suggest City Council consider whether that corner should have the same consideration as the northeast corner. City Planner McBeth relayed that it is a good idea to forward that recommendation to City Council and include that there are a couple of pieces we don't have a lot of information on, however Staff is happy to go back to the land owner for additional information.

Member Avdoulos relayed as Member Roney indicated, he is also on the Implementation Committee, and they have been looking at the City West rezoning for some time. All the meetings are open to the public. Our diligent citizens who attend the meetings look out for not only their area but also are good at making sure the Committee keeps residents' thoughts and concerns in mind. Member Avdoulos is a practicing architect by profession and works on a lot of urban projects. He would like to reiterate that the idea was not to create something that would be a hardship to the area but create something that would provide good opportunities and would help existing businesses.

Member Avdoulos relayed it was his understanding that this rezoning would allow Gatsby's to have outdoor seating, which is not currently allowed based on existing zoning. City Planner McBeth confirmed that Gatsby's would like to make some improvements that would expand beyond their existing seating and add a canopy and other improvements, so they are excited that this may be moving forward. Member Avdoulos said we want to create opportunities like this and help support our local businesses. There is an instance when we were working on the Adell Center, and anyone who has property can develop their property, there was a lot of back and forth, through the process we were able to have an open space provided. That is what we are looking for in this area.

Member Avdoulos wants to let the citizens know we are not looking at this cavalierly, but with a lot of information. The Staff has been doing a phenomenal job of putting this together, there were two site visits in Indiana to look at similar plans. We held two Open House meetings where we looked at the Master Plan and this is one of the areas we looked at.

Motion made by Member Avdoulos to recommend approval to City Council to rezone the subject property and seconded by Member Lynch.

In the matter of Zoning Map Amendment 18.741, motion to recommend approval to City Council to rezone the subject property from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West) for the following reasons:

1. **The 2016 Master Plan for Land Use recommended the creation and adoption of a new zoning district for this area of the City in order to foster redevelopment of underutilized parcels, and to create a vibrant, walkable, mixed-use district,**
2. **The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing more flexible development standards for a unique area of the City,.**
3. **The Master Plan for Land Use objective to support and strengthen existing businesses and attract new businesses is fulfilled by allowing existing businesses to expand and creating new development opportunities in a mixed-use setting,**
4. **The Master Plan for Land Use objective to provide a wide range of housing options is supported as the new district allows residential use in a mixed-use setting,**
5. **The Master Plan for Land Use objective to develop the City West/Grand River and Beck area in a manner that supports and complements neighboring areas through the use of setback and height restrictions to provide buffers to single family districts, and**
6. **It provides an opportunity for long-standing businesses to remain at their current location.**

ROLL CALL VOTE ON MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL TO REZONE THE SUBJECT PROPERTY FROM OS-1 (OFFICE SERVICE), RA (RESIDENTIAL ACREAGE), I-1 (LIGHT INDUSTRIAL), B-3 (GENERAL BUSINESS), and OST (OFFICE SERVICE TECHNOLOGY) to CW (CITY WEST) MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 7-0.

PROPERTY OWNER REQUEST FOR PARTIAL EXCLUSION
JUNE 13, 2023

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June 13, 2023.

City of Novi Planning Department, **via e-mail only**
City of Novi Mayor Robert Gatt
and City Council
45175 West Ten Mile Rd
Novi, MI 48375-3024

RE: Proposed City West Ordinance
Property at South East corner of Grand River Avenue and Beck Road

Dear Ms. McBeth, Mayor Gatt, and City Council Members:

I represent the Joanne M. Ward Revocable Trust, the owner of two parcels of property located at the South East corner of Grand River Avenue and Beck Road: parcel number 22-16-151-010, consists of approximately three acres and parcel number 22-16-151-012, consists of approximately seven acres. The portion of these parcels on the South East corner of Grand River Ave and Beck Road is currently zoned B-3 while the portion to the south along Beck Road is currently zoned RA. I am writing with respect to the Proposed City West Zoning Ordinance and in particular, we are requesting that the parcel on the South East corner of Grand River and Beck not be included within the City West Ordinance but that the parcel be allowed to remain as Zoned B-3. While we support most of the Proposed City West Ordinance and indeed, we have no objection to that portion of the Ward property to the south along Beck Road being included within a City West Ordinance, we believe that the actual property on the corner of Grand River and Beck Road should be treated the same as the other corner parcels at this intersection.

On the South West corner of Grand River and Beck Road is Ascension Providence Hospital. That parcel is zoned OSC. On the North West corner is the Home Depot commercial, zoned B-2. On the North East corner are several parcels zoned OST which are occupied by a Bank and several other commercial businesses. It only makes sense to treat the South East corner of this intersection the same as the other three corners. They are all zoned commercial, non-residential, and should all be treated equally.

The South East corner has been zoned B-3 for many years. It has been owned by the Joanne M. Ward Revocable Trust and with the passing of Ms. Joanne Ward the Trust now wishes to sell

the parcel. In fact, a Purchase Agreement has been executed with a purchaser who is anxious to begin developing the corner parcel.

The Intent section of the Proposed City West Ordinance, Section 3.1.30.A.1 states that the intent of the City West District is to include "multiple-story buildings that frame the internal street network, a corridor of buildings massed along Grand River Avenue…". With the other three corners of Grand River and Beck Road being zoned OSC, B-2, and OST, buildings on those parcels are not "massed along Grand River Avenue." If development proceeds as intended under the City West Ordinance it would make little sense to have buildings "massed along Grand River" on the South side all the way to Beck Road but not on the North side all the way to Beck Road. That would result in development on the corner to be grossly inconsistent.

All four corners of Grand River and Beck Road are prime commercial/retail parcels. While the property on the east side of Beck Road to the south of the corner could logically be included in a City West Ordinance, with the possibility of even being joined with other parcels to the East to comprise a much larger parcel, the actual parcel on the corner of Grand River and Beck should remain zoned similar to the other three corners.

We would, therefore, respectfully request that if the City of Novi moves forward with the enactment of a City West Ordinance that the property on the South East Corner of Grand River and Beck Road not be included and allowed to remain as currently zoned and be treated equally and consistently with the other three corners of this intersection.

We thank you for considering our thoughts on this matter.

Very truly yours,

LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.

David B. Landry

David B. Landry

DBL/cw
Encl. cc City of Novi Planning Department c/o Ms. Barbara McBeth
cc Mayor and City Council

JULY 10 CITY COUNCIL MEETING MINUTES

EXCERPT

both that side of the street in the back and on the other side of the street. He said these are the kinds of issues that really kind of torment him and that we are trying to create something somewhere where it really is not a natural area to put something through.

Mayor Pro Tem Staudt asked City Attorney Schultz if we were able to separate the north side from the south side. He wondered how we deal with this ordinance, or do we have to do it as one big chunk. City Attorney Schultz said no, you could separate them. He thought a surgery and thinking about It in terms of writing in the ordinance, but there is already a conceptual difference between the two in terms of height and things like that. He said if that were the direction, he thought it would be possible to do just ordinance writing wise. He said to be clear and to add on to Ms. McBeth's answer, there is nothing in this ordinance that would affect the pond one way or the other. He said that is an entire set of city ordinance that he thought Ms. McBeth was talking about the wetland ordinance that allows developers to do things that his ordinance does not make it any more or less likely to have that kind of effect. Mayor Pro Tem Staudt said, or less likely, in the ordinance. Mr. Schultz said if you are focusing just sort of on this spotlight. Mayor Pro Tem Staudt commented that this area abuts residential properties. He thought that if you take that pond out in that wetland area, and move it over somewhere, where there is nothing currently, doesn't seem to him to be a good exercise in this situation. He said one of his recommendations would be to add something to the ordinance that prevented this kind of thing happening. He said we will keep talking about it, we want to preserve the woodlands and wetlands, then we talk about filling them in and moving them somewhere else. He thought this is inconsistent with when we start abutting residential property, and putting these mixed use and commercial properties, it gets a lot more complicated. He said in this situation, we are talking about the lot, a lot of the land that we have available in our city right now is really the end of the development land, the backlots. He said many of these backlots have challenges, that is the reason they are not developed. There are a lot of woodlands and wetlands in them. He did not want to create a City West ordinance that in any way encourages somebody to fill in a woodland or wetland. He preferred that we put in language that prevented that from happening. He said he was not asking you at this point, he was giving you his narrative on this. He said there are certain things that he would like to see his colleagues consider. He wondered if it was best to do it all at once. He wondered if then, we are going to have some kind of vote at this at the end of this process, moving it forward to a second reading. He asked if we could do individual things that we are looking at and get those approved and then move on the other things. City Attorney Schultz said there is not timeline here. He wondered if it is here for first reading, but like with any other ordinance, you are not obligated to approve first reading if you want to talk about it more, get your thoughts together and convey those to City Administration.

Mayor Pro Tem Staudt asked Mr. Landry, just be clear, what properties are you asking to remain in the current zoning. He asked which one is in the B-3 zoning. Mr. Landry said currently, the property on the southeast corner is zoned B-3 and that B-3 zoning encompasses two portions of two parcels. Mayor Pro Tem Staudt asked for him to explain what the drawbacks of this rezoning are for your clients. Mr. Landry replied that his client owned this property, and it has been in the family since the 1940s and it was purchased

by the Ward family back then it was used for several different things. He mentioned there are certain tax reasons when you buy property. He said you can imagine what it is worth now, if somebody sold that property, there would be huge capital gains tax. He stated Mrs. Ward passed away recently. He stated if you pass the property on probate, it is a stepped-up basis. He said the family is ready to develop the property. He said the family already has a developer interested in developing the property as zoned the B-3 part as zoned B-3, he said he did not have a site plan to show you, and he did not have a specific use to show you. He said there are obvious B-3 uses, some uses that are not included within the City West and the City West ordinance does include drive through. He said they have had some conversation with the Administration on that and drive throughs included as an accessory use, but you can imagine across from a hospital, so be a perfect parcel for a 24 hour Walgreens or a CVS, but that is a particular kind of use that would be perfect at this location. Mayor Pro Tem Staudt said he was advised earlier today that whatever the current B-3 zoning is, it would carry on into the new zoning. He asked him if that was his understanding of it? Mr. Landry said he did not have it in front of him, but no, there are certain B-3 uses that are not carried over into the ordinance. Mayor Pro Tem Staudt asked if City Planner McBeth could shed some light on that.

City Planner McBeth said the B-3 district allows sort of our most intense commercial uses. She gave examples such as car washes, gas stations, used car lots, things like that, a whole variety of things that you would expect in a retail location. She said the pharmacy that we are talking about with the drive through would also be permitted in the City West ordinance as it is currently drafted. Mayor Pro Tem Staudt asked Mr. Landry what the discrepancy was between? He wondered why they had to hire an attorney to come to us to ask for that property to be excluded. He wondered where the confusion was. Mr. Landry said his clients are interested in developing this under B-3 with setbacks and certain things of that nature, as opposed to the proposed City West ordinance. He said a gas station is one that would not be included, they do not necessarily now, have a commitment for a gas station. He pointed out that gas stations today are not the gas stations of yesterday. He said they do not look like gas stations; they sell a lot of different products. He said that was one that he could tell you from memory that is not included in the City West ordinance.

Mayor Pro Tem Staudt said he was going to make a recommendation and he did not know if we need an approval on this or not at this point. He said he wanted to remove the two parcels 50-22-16-151-010 and 50-22-16-151-012 from the ordinance.

MOTION WITHDRAWN
CM 23-07-087 **Moved by Staudt, seconded by Gatt;**

Approval to remove two parcels 50-22-16-151-010 and 50-22-16-151-012 from the proposed Zoning Map Amendment 17.741.

Member Fischer directed his question to City Attorney Schultz. He asked him if it is possible to put an overlay on these two properties and basically say, we recognize and allow you to build under the B-3 development of the B-3, but you are also eligible to develop under

CITY OF NOVI CITY COUNCIL
MAY 20, 2024

SUBJECT: Consideration of tentative approval of the request of Toll Brothers, LLC, for Elm Creek, JZ22-28 with Zoning Map Amendment 18.732, to rezone property on the west side of Meadowbrook Road, south of 12 Mile Road from Office Service Technology and Low-Rise Multiple Family to Low-Rise Multiple Family with a Planned Rezoning Overlay.

SUBMITTING DEPARTMENT: Community Development Department - Planning

BACKGROUND INFORMATION:

The petitioner is requesting a Zoning Map Amendment for approximately 37 acres of property on the west side of Meadowbrook Road, south of Twelve Mile Road (Section 14). The applicant is proposing to rezone property rezone from Office Service Technology (OST) and Low-Rise Multiple Family (RM-1) to Low-Rise Multiple Family (RM-1) using the City's Planned Rezoning Overlay (PRO) option.

The Formal PRO Plan proposes a two-phased up to 121-unit multiple-family townhome development. The single entrance to the development would be from Meadowbrook Road. Two new public roads are proposed, along with two access routes for emergency use only. A looped walking path and lake overlook amenity is proposed through a preserved wooded area to provide the required usable open space. Wetland impacts are proposed to be mitigated on-site near the entrance on Meadowbrook Road. One stormwater detention pond is proposed in each phase.

A unique feature of this property is that the northern roughly 23-acre area is owned by one entity, Lakeside/Novi Land Partnership, while the southern 13.6-acre area is "owned" by another entity, Singh VI LP. The quotes are around the word "owned" because there was never a formal split of this overall parcel, only a private agreement. As far as the City records are concerned this is one roughly 37-acre parcel. For the Formal PRO Plan, the entire parcel is proposed to be rezoned to RM-1, and the owner of the southern portion has submitted a letter stating that they agree to be bound by the terms of the PRO Agreement, should it be approved.

For the southern Phase 2 portion, the request is for up to 54 units (although only 34 units are shown on the plan). The proposed allowance for 54 units is the maximum density

permitted under the RM-1 District (5.4 dwellings per acre) and is not more restrictive than permitted under the ordinance. It is not clear how 54 units could be built on the site without requiring additional variances than have been identified at this time.
If approved, the PRO Agreement should address the possibility that the Phase 2 portion of the property may not be developed for some time. This raises concerns with the timeline for acceptance of public streets that may be damaged by construction traffic, looping the water system, providing cul-de-sacs at the road terminus rather than a temporary T-turnaround. In addition, phase 1 residents will be impacted by construction traffic.

See the proposed motion for a complete list of deviations requested and suggested conditions to be included in the PRO Agreement.

PROPERTY HISTORY
A previous PRO Agreement and Plan was previously approved for this site in 2005, which was known as Uptown Park. That agreement, between the City and Singh IV Limited Partnership, permitted a rezoning to RM-2 to allow up to 201 residential units. Conditions of development included that they be for-sale units and stipulated the preservation of landscape buffers in lieu of building berms. The Uptown Park PRO Plan, which has expired, is included in the packet attachments.

PRO ORDINANCE
The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to a conceptual plan for development of the site. Following final approval of the PRO concept plan, conditions for the development, and a PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires, and the agreement becomes void.

City Council adopted revisions to the Planned Rezoning Overlay ordinance. Under the terms of the new ordinance, the Planning Commission does not make a formal recommendation to City Council after the first public hearing. Instead, the initial review is an opportunity for the members of the Planning Commission, and then City Council, to hear public comment, and to review and comment on whether the project meets the requirements of eligibility for Planned Rezoning Overlay proposal. Section 7.13.2.B.ii states:

> *In order to be eligible for the proposal and review of a rezoning with PRO, an applicant must propose a rezoning of property to a new zoning district classification, and must, as part of such proposal, propose clearly-identified site-specific conditions relating to the proposed improvements that,*
>
> 1) *are in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new zoning district, including such regulations or conditions as set forth in Subsection C below; and*

2) *constitute an overall benefit to the public that outweighs any material detriments or that could not otherwise be accomplished without the proposed rezoning.*

(See attachment for Full text, including Subsection C)

After this initial round of comments by the public bodies, the applicant may choose to make any changes, additions or deletions to the proposal based on the feedback received. The applicant will then submit their formalized PRO Plan, which will be reviewed by City staff and consultants. The project would then be scheduled for a 2nd public hearing before the Planning Commission. Following the 2nd public hearing the Planning Commission will make a recommendation on the project to City Council. City Council would then consider the rezoning with PRO, and if it determines it may approve it, would direct the City Attorney to work with the applicant on a PRO Agreement. Once completed, that final PRO Agreement would go back to Council for final determination.

PLANNING COMMISSION

The Planning Commission held a Public Hearing on the formal PRO Plan on April 24, 2024 and recommended approval to the City Council. Comments made at that time are reflected in the meeting minutes included in this packet.

City Council Action

If the City Council is inclined to approve the rezoning request with PRO at this time, the City Council's motion would be to direct the City Attorney to prepare a PRO Agreement to be brought back before the City Council for approval with specified PRO Conditions.

RECOMMENDED ACTION: Tentative indication that Council may **approve** the request of Toll Brothers, LLC, for Elm Creek, JZ22-28 with Zoning Map Amendment 18.732, to rezone from OST and RM-1 to RM-1, subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan, and direction to the City Attorney to prepare the PRO Agreement including items A through C:

A. All deviations from the ordinance requirements shall be identified and included in PRO Agreement, including:

1. Side and Rear Setbacks *(Sec 3.1.7.D and 3.6.2.B):* A Zoning Ordinance deviation is requested to reduce the side and rear setbacks from 75 feet to 50 feet along the north, east, and west property lines of Phase 1. The deviation is requested to cluster the buildings in the northern portion of the site while preserving City Woodlands and Wetlands in the southern portion of the property.

2. Building Orientation *(Sec. 3.8.2.D):* A Zoning Ordinance deviation is requested to revise the required orientation of the buildings from 45 degrees to the property line to 90 degrees. This allows for a more uniform site layout with all of the units backing up to open space/wooded areas.

3. Distance Between Buildings (*Sec. 3.8.2.H*): A Zoning Ordinance deviation is requested to allow a minimum distance of 30 feet between buildings on the same side of the street. The calculated minimum distance would be between 33.72 feet and 34.9 feet, so the deviation is relatively minor.

4. Parking along Major Drives *(Sec. 5.10):* A Zoning Ordinance deviation is requested to allow for perpendicular parking on a major drive. This deviation is requested due to the impracticality of providing a minor road given the site constraints (woodlands, wetlands, and property configuration). The placement of these parking areas is not near the main entrance.

5. Landscape Berms (Sec. 5.5.3.A.ii): A Zoning Ordinance deviation is requested to not provide a 4-foot, 6-inch to 6-foot high landscape berm on a proposed RM-1 district adjacent to an OST district on the north and east sides of the property. This deviation is requested due to significant grade changes near property lines, and to preserve existing natural features including City regulated woodlands and wetlands. An 8-foot high vinyl fence is proposed along portions of the site where the homes are closest to these areas to provide visual and audible screening, including along the south side of the main entry road as described in the Landscape Review.

6. Right-of-Way Landscaping (Section 5.5.3.B.ii): A deviation for the lack of required street trees and greenbelt berm along Meadowbrook Road in order to avoid disturbance of the existing wetlands and underground utilities.

7. Street Connection (Subdivision Ordinance Design Standards, Sec. 4.04*):* A deviation for lack of a connection to the proposed Lion Lane of the Griffin Novi project (approximately 250 feet distance). The ordinance requires compliance with the Thoroughfare Plan of the Master Plan, which indicates a road connection between the mall area to Meadowbrook Road. The applicant requests this deviation as it is likely to create undesirable cut-through traffic in the neighborhood.

8. Any additional deviations identified during Site Plan Review (after the Concept Plan and PRO Agreement is approved), will require amendment of the PRO Agreement, unless otherwise stated in the PRO Agreement.

B. The following conditions shall be requirements of the PRO Agreement:

1. Preservation of 8.38 acres of City regulated woodlands, *as placement in a conservation easement is more restrictive than required, and it is beneficial to the public to have additional woodland areas permanently protected within conservation easements.*

2. Preservation of 3.02 acres of City regulated wetlands, *as placement in a conservation easement is more restrictive than required, and it is beneficial to*

the public to have additional wetland areas permanently protected within conservation easements.

3. On-site wetland mitigation will be provided in accordance with the Wetland and Watercourse Protection Ordinance.

4. Overall density of both phases shall not exceed 4.2 dwelling units per acre, *which is more limiting than the 5.4 dwelling units per acre allowed in the RM-1 District.*

5. Providing the community amenities shown in the PRO Concept Plan, including the nature trail and overlook with seating*, as this is a greater area of usable open space than required in RM-1 District, which will benefit future residents of the site.*

6. Screening between adjacent properties including fences and landscaping as shown in the PRO Plan.

7. A cul-de-sac shall be provided at the terminus of the road in Phase 2 rather than a temporary T-turn, since it is unlikely that the road will connect to future development to the south. If Phase 2 of the project does not move forward in a timely manner, the temporary T-turnaround shall be changed to a cul-de-sac.

8. The applicant proposes to fill two off-site sidewalk gaps along Meadowbrook Road adjacent to the north and south (on frontage of parcels 22-14-200-045 and 22-14-200-010) totaling 314 feet as a benefit to the public. The sidewalk extensions will include design, construction, and easement acquisition, if necessary.

9. The PRO Plan includes a sidewalk extension along the western emergency access road, which will allow non-motorized access to the mall area via the proposed sidewalk of the Griffin Novi project.

10. First floor living options providing primary bedrooms on the first level will be available in end units in the development.

11. The applicant has offered to contribute $10,000 to City of Novi Parks, Recreation, and Cultural Services to be utilized for improvements to nearby Beacon Hill Trailhead at the northeast corner of Meadowbrook Road and Twelve Mile Road, likely to be used by residents of the proposed development.

12. The development will encourage energy efficient design and utilize LEED strategies such as energy efficiency, sustainably produced building materials, high indoor air quality and insulation materials. For Phase 1, Toll Brothers will be providing EV Charging Infrastructure with a 240-volt outlet prewired in every garage, Energy Star rated appliances in all units, and the use of Low-E Energy Star rated windows. Construction will also include High-Efficiency Insulation with 2x6 Walls with R-19 Insulation, blown in attic insulation, spray sealed ducts, and R11 Blanket insulation in basement walls.

13. Any land division requested for the property shall be subject to approval by the City of Novi Assessor's office. A title search shall be provided by the applicant. The timing of the land division shall be addressed in the final PRO Agreement and will not be granted unless and until appropriate easements have been established and appropriate performance guarantees have been provided to ensure access to all affected properties to the satisfaction of the City.

14. Appropriate consideration of the timing of development between the two phases, including conditions that account for road terminus treatment, water system looping, damage to public roads caused by construction, etc. shall be detailed in the draft PRO Agreement.

C. This motion is made because the proposed Low-Density Multiple Family (RM-1) zoning district is a reasonable alternative and fulfills the intent of the Master Plan for Land Use, because it meets the requirements of the Zoning Ordinance as relates to Planned Rezoning Overlays by including site specific features that are more restrictive than could otherwise be required by ordinance, and because the benefits to the public of the project outweigh any detrimental impacts of the project:

1. The proposed residential neighborhood would support healthy lifestyles through the provision of walking trails and sidewalk connections and ensure the provision of open space within the development.

2. The unit sizes and types help the City's goal of providing a wide range of housing options and could appeal to a variety of buyers who prioritize minimal maintenance, smaller unit sizes, and natural surroundings.

3. The proposed project will protect and maintain the City's woodlands, wetlands, and natural features *as the 8.38 acres of city-regulated woodlands and 3.02 acres of regulated wetlands will be preserved in conservation easements. The proposed layout minimizes impacts to natural features by grouping buildings along two roads, whereas an OST development would be likely to disturb more of the natural area*.

4. The proposed project will ensure combability between residential and non-residential developments *because the project proposes proper screening.*

5. The Rezoning Traffic Study demonstrates that the proposed use is likely to generate far fewer vehicle trips per day compared to potential development under the current OST zoning district.

6. Public utilities are available to connect to, and adequate service capacity is available for the residential demand proposed.

MAPS

Location

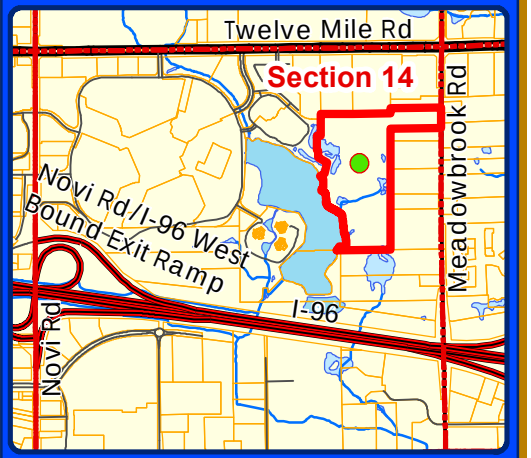
Zoning

Future Land Use

Natural Features

ELM CREEK PRO

LOCATION



Legend

Subject Property

City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 9/1/23
Project: ELM CREEK PRO
Version #: 1

Feet
0 87.5 175 350 525

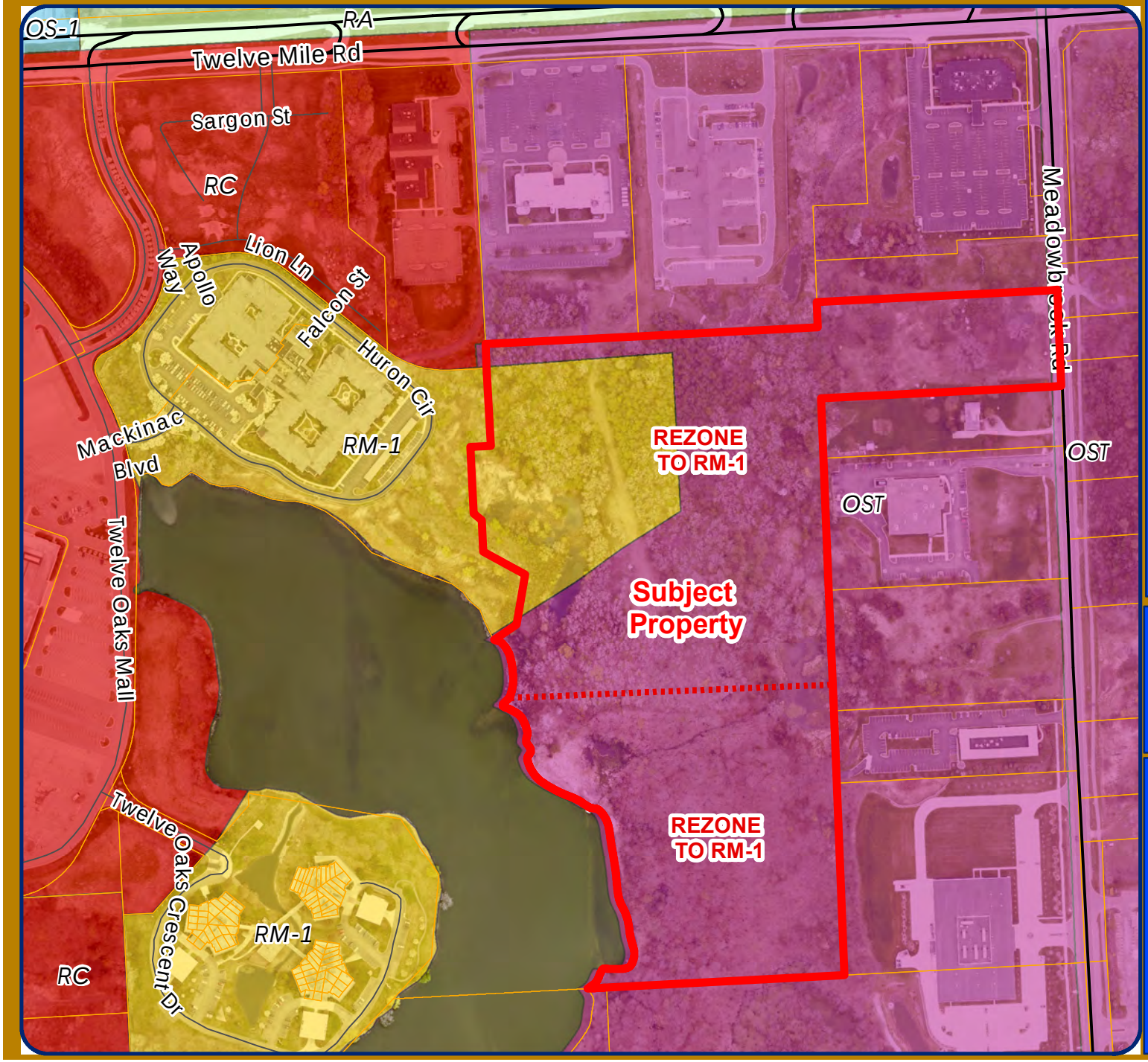
1 inch = 392 feet

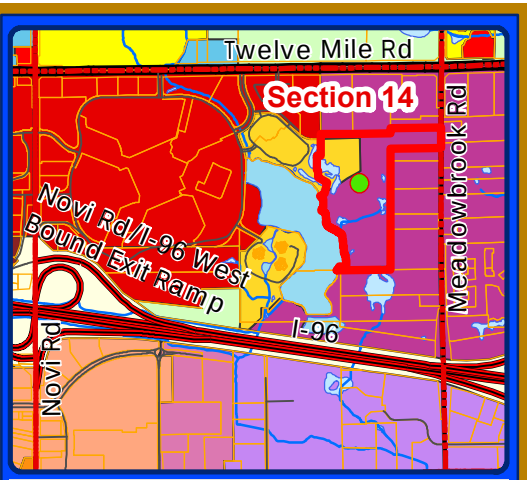
MAP INTERPRETATION NOTICE

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.

ELM CREEK PRO

ZONING





Legend

- R-A: Residential Acreage
- RM-1: Low-Density Multiple Family
- OS-1: Office Service District
- OST: Office Service Technology
- RC: Regional Center District
- Subject Property

City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

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ELM CREEK PRO

FUTURE LAND USE

Section 14

Legend

Subject Property

City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 9/1/23
Project: ELM CREEK PRO
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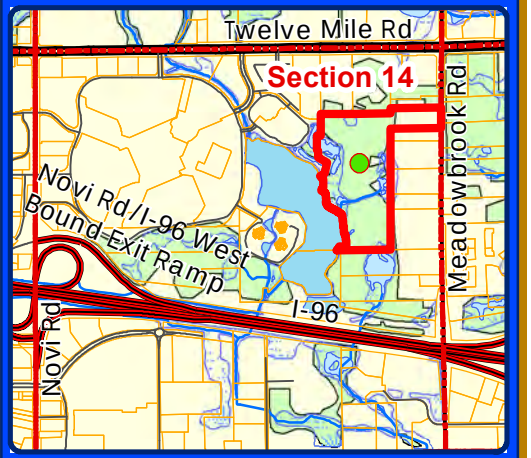
ELM CREEK PRO

NATURAL FEATURES



Legend

- Wetlands
- Woodlands
- Subject Property

City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 9/1/23
Project: ELM CREEK PRO
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FORMAL PRO CONCEPT PLAN
FEBRUARY 15, 2024

PLANNED REZONING OVERLAY (PRO) PLAN

ELM CREEK BY TOLL BROTHERS

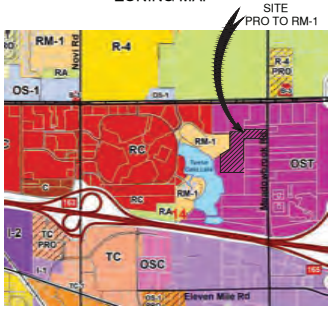
SECTION 26, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PREPARED FOR:

TOLL BROTHERS, INC.

26200 TOWN CENTER DRIVE
NOVI, MICHIGAN 48375
248.380.9611

ZONING MAP

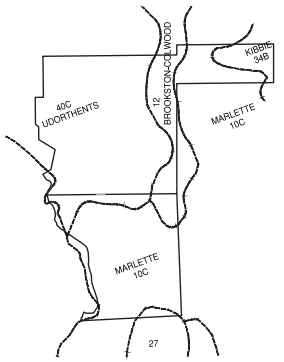


EXIST. ZONING: OST (OFFICE SERVICE TECHNOLOGY)
PROP. ZONING: PRO TO RM-1

Zoning Districts

R-A: Residential Acreage	GE: Gateway East
R-1: One-Family Residential	FS: Freeway Service
R-2: One-Family Residential	I-1: Light Industrial
R-3: One-Family Residential	I-2: General Industrial
R-4: One-Family Residential	NCC: Non-Center Commercial
RT: Two-Family Residential	OS-1: Office Service
RM-1: Low-Density Multiple-Family	OSC: Office Service Commercial
RM-2: High-Density Multiple-Family	OST: Office Service Technology
MH: Mobile Home	EXO: OST District with EXO Overlay
B-1: Local Business	RC: Regional Center
B-2: Community Business	P-1: Vehicular Parking
B-3: General Business	PSV: Pavilion Shore Village
C: Conference	TC: Town Center
EXPO: Expo	TC-1: Town Center-1

SOILS MAP



SCALE: 1"=400'

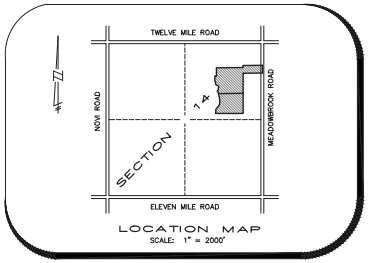
(PER "SOILS SURVEY OF OAKLAND COUNTY MICHIGAN", UNITED STATES DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE IN COOPERATION WITH MICHIGAN AGRICULTURAL EXPERIMENT STATION, ISSUED MARCH 1982)

40C – UDORTHENTS: LOAMY, ROLLING
10C – MARLETTE: SANDY LOAM, 6 TO 12% SLOPES
12 – BROOKSTON–COLWOOD: LOAM
34B – KIBBIE: FINE, SANDY LOAM 0 TO 4% SLOPES
27 – HOUGHTON AND ADRIAN MUCKS

SCALE
0 100 200 400
(IN FEET)
Scale: 1 inch = 200 ft.

LANDSCAPE PLANS PROVIDED BY:

ALLENDESIGN
LAND PLANNING | LANDSCAPE ARCHITECTURE
557 CARPENTER
NORTHVILLE, MICHIGAN 48167
PHONE: 248.467.4668



LOCATION MAP
SCALE: 1" = 2000'

SHEET INDEX

PRO PLANS:
1. COVER SHEET
2. SURVEY PLAN PHASE 1
3. SITE PLAN PHASE 1
4. SITE PLAN PHASE 2
5. GRADING PLAN PHASE 1
6. STORM WATER MANAGEMENT PLAN PHASE 1
7. OPEN SPACE PLAN PHASE 1
8. EMERGENCY VEHICLE ROUTE PLAN PHASE 1
9. OVERALL RE-ZONING PLAN

LANDSCAPE PLANS:
L-1 CONCEPTUAL LANDSCAPE PLAN
L-2 GREENBELT AND ENTRY
L-3 PROPOSED BUFFERS
L-4 WOODLAND PLAN
L-5 LANDSAPE DETAILS
L-6 TO L-8 TREE LIST

ARCHITECTURAL PLANS:
1-4. BUILDING FLOOR PLAN
5-8. BUILDING ELEVATIONS

PHOTOMETRIC PLANS:
1 OF 3 – 3 OF 3

FIRE DEPARTMENT NOTES

1. All fire hydrants & water mains shall be installed & in service prior to above foundation building construction as each phase is built.
2. All roads shall be paved and capable of supporting 35 tons prior to construction above foundation.
3. Building addresses shall be posted facing the street during all phases of construction. Addresses shall be a minimum of ten inches in height on a contrasting background.
4. Provide 4–6" diameter concrete filled steel posts 48" above finish grade at each hydrant as required.
5. Fire lanes shall be posted with "Fire Lane – No Parking" signs in accordance with Ordinance #85.99.02.

NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE CITY OF NOVI FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF NICK LIDSTROM DRIVE.
3. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

STATE OF MICHIGAN
JASON A. RICKARD
LICENSED PROFESSIONAL ENGINEER
License No. 6201046145

CITY OF NOVI PROJECT NUMBER JZ22-0028

ELM CREEK BY TOLL BROTHERS
SECTION 14, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

COVER SHEET

REVISIONS

NO.	ITEM	DATE
1	REVISION PER THE CITY	3/29/2023
2	REVISION PER THE CITY	2/15/2024

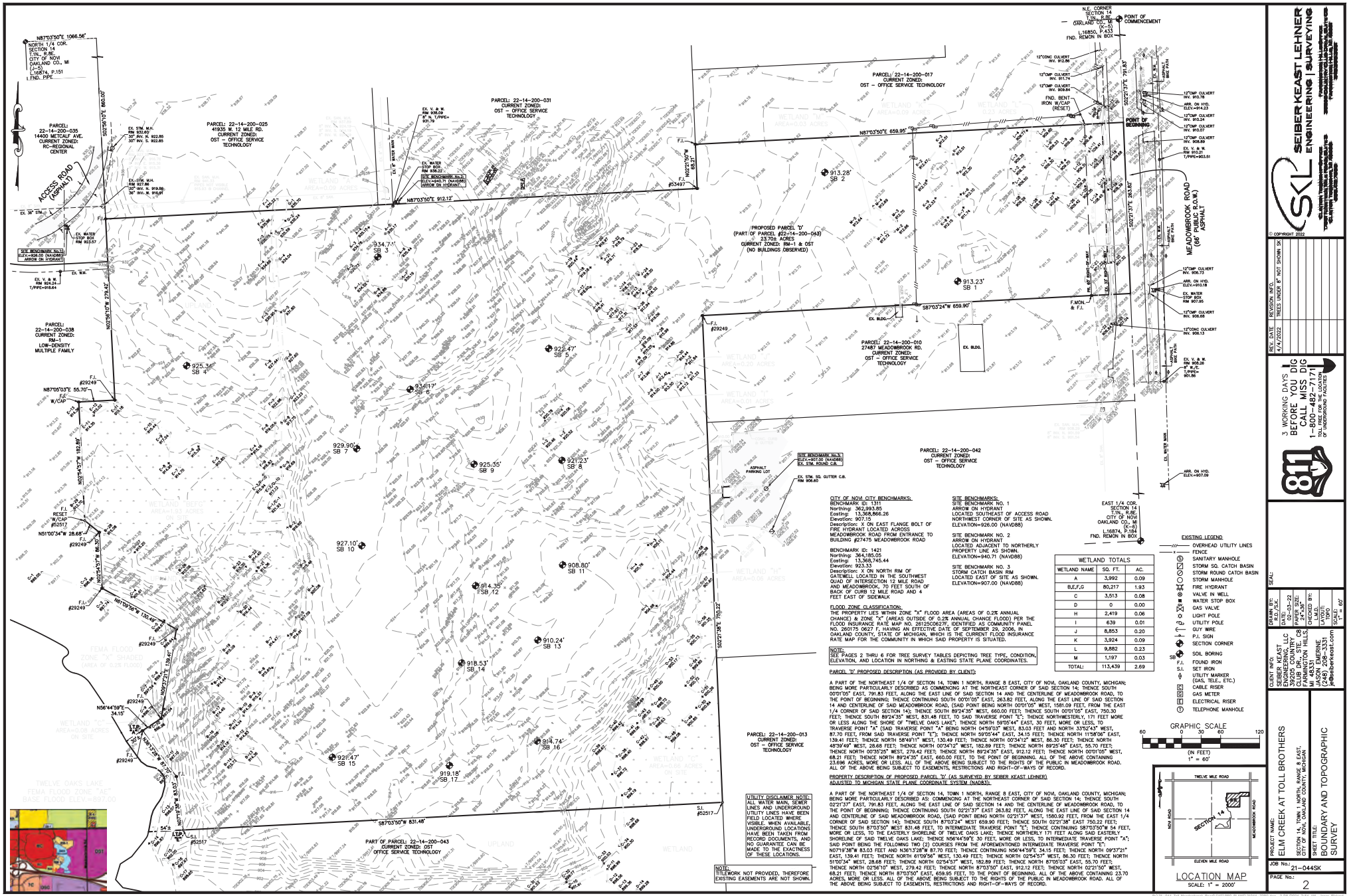
811 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

DATE: 06-13-23 | DESIGNED BY: J.R. | JOB NUMBER: 21-044 | CHECKED BY: J.K. | FILE: 21-044-CV.dwg

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

SHEET 1

I:\SKL\21-044 Toll Meadowbrook Road\CAD\PRO PLANS\21-044-CV.dwg, 2/15/2024 9:19 AM, Jason Rickard


N87°03'50"E 1066.56'
NORTH 1/4 COR. SECTION 14 T.1N., R.9E. CITY OF NOVI OAKLAND CO., MI (A-5) L.16874, P.151 I.FND. PIPE
S02°56'10"E 660.00'
PARCEL: 22-14-200-035 14400 METCALF AVE. CURRENT ZONED: RC-REGIONAL CENTER
ACCESS ROAD (ASPHALT)
PARCEL: 22-14-200-025 41935 W. 12 MILE RD. CURRENT ZONED: OST - OFFICE SERVICE TECHNOLOGY
PARCEL: 22-14-200-031 CURRENT ZONED: OST - OFFICE SERVICE TECHNOLOGY
N87°03'50"E 912.12'
N87°03'50"E 659.99'
PARCEL: 22-14-200-017 CURRENT ZONED: OST - OFFICE SERVICE TECHNOLOGY
POINT OF COMMENCEMENT
POINT OF BEGINNING
FND. BENT IRON W/CAP (RESET)
MEADOWBROOK ROAD (66' PUBLIC R.O.W.) ASPHALT
PROPOSED PARCEL 'D' (PART OF PARCEL #22-14-200-043) 23.70± ACRES CURRENT ZONED: RM-1 & OST (NO BUILDINGS OBSERVED)
S87°03'24"W 659.90'
PARCEL: 22-14-200-010 27487 MEADOWBROOK RD. CURRENT ZONED: OST - OFFICE SERVICE TECHNOLOGY
PARCEL: 22-14-200-038 CURRENT ZONED: RM-1 LOW-DENSITY MULTIPLE FAMILY
N02°56'10"W 279.42'
N87°05'03"E 55.70'
N02°54'57"W 182.89'
N51°00'34"W 28.68'
N02°54'57"W 86.30'
N87°09'58"W 130.49'
N87°03'50"E 134.41'
N56°44'59"E 34.15'
N87°03'50"E 171.00'
S87°03'50"W 831.48'
PART OF PARCEL: 22-14-200-043 CURRENT ZONED: OST OFFICE SERVICE TECHNOLOGY
S02°21'38"E 790.22'
PARCEL: 22-14-200-042 CURRENT ZONED: OST - OFFICE SERVICE TECHNOLOGY
PARCEL: 22-14-200-013 CURRENT ZONED: OST - OFFICE SERVICE TECHNOLOGY
EAST 1/4 COR. SECTION 14 T.1N., R.9E. CITY OF NOVI OAKLAND CO., MI (C-6) L.16874, P.154 FND. REMON IN BOX
SB 1 913.23'
SB 2 913.28'
SB 3 934.74'
SB 4 925.34'
SB 5 922.47'
SB 6 934.17'
SB 7 929.90'
SB 8 921.23'
SB 9 925.35'
SB 10 927.10'
SB 11 908.80'
SB 12 914.35'
SB 13 910.24'
SB 14 918.53'
SB 15 921.47'
SB 16 914.74'
SB 17 919.18'
#53497
#52517
#29249
#29240
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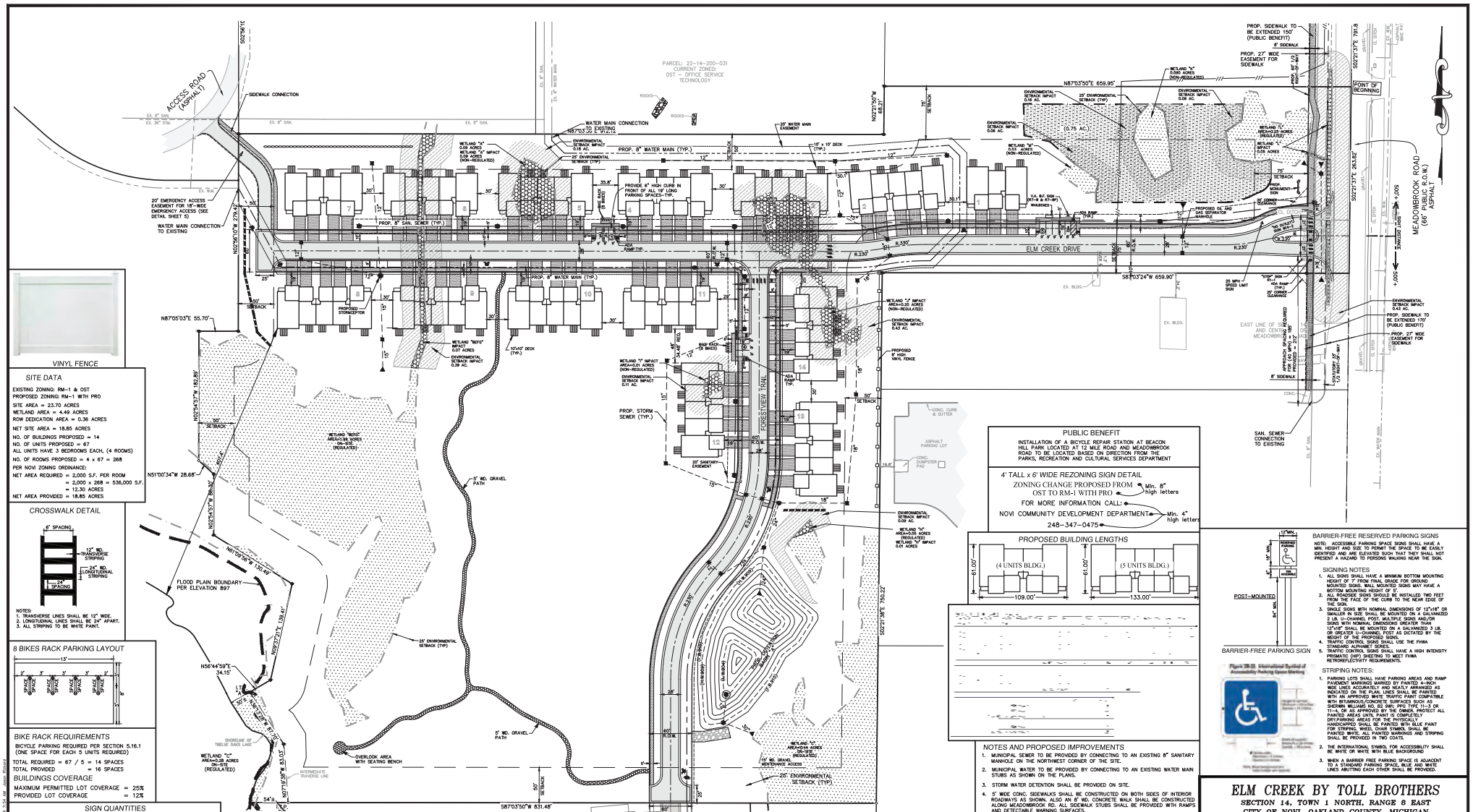


VINYL FENCE

SITE DATA

EXISTING ZONING: RM-1 & OST
PROPOSED ZONING: RM-1 WITH PRO
SITE AREA = 23.70 ACRES
WETLAND AREA = 4.49 ACRES
ROW DEDICATION AREA = 0.36 ACRES
NET SITE AREA = 18.85 ACRES
NO. OF BUILDINGS PROPOSED = 14
NO. OF UNITS PROPOSED = 67
ALL UNITS HAVE 3 BEDROOMS EACH, (4 ROOMS)
NO. OF ROOMS PROPOSED = 4 x 67 = 268
PER NOVI ZONING ORDINANCE:
NET AREA REQUIRED = 2,000 S.F. PER ROOM
= 2,000 x 268 = 536,000 S.F.
= 12.30 ACRES
NET AREA PROVIDED = 18.85 ACRES

CROSSWALK DETAIL

NOTES:
1. TRANSVERSE LINES SHALL BE 12" WIDE.
2. LONGITUDINAL LINES SHALL BE 24" APART.
3. ALL STRIPING TO BE WHITE PAINT.

8 BIKES RACK PARKING LAYOUT

BIKE RACK REQUIREMENTS

BICYCLE PARKING REQUIRED PER SECTION 5.16.1 (ONE SPACE FOR EACH 5 UNITS REQUIRED)
TOTAL REQUIRED = 67 / 5 = 14 SPACES
TOTAL PROVIDED = = 16 SPACES

BUILDINGS COVERAGE

MAXIMUM PERMITTED LOT COVERAGE = 25%
PROVIDED LOT COVERAGE = 12%

SIGN QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY PANEL	QUANTITY POST
	R1-1 30" "STOP" SIGN W/ STREET SIGN	1	1
	W14-2 30" "NO OUTLET" SIGN	1	1
	R2-1(25) "25 MPH SPEED LIMIT" SIGN	1	1
	12" D3-1 STREET NAME ATOP "STOP" SIGN	1	0
	12"x 18" V.A. BARRIER SIGN (R7-8)	1	1
	6"x 12" VAN ACCESSIBLE SIGN (R7-8P)	1	0

SIGNAGE NOTES

1. STREET NAME SIGNS SHOULD BE PLACED A TOP THE INTERSECTION STOP SIGN.
2. STREET-NAME SIGN SHALL COMPLY WITH THE CITY OF NOVI DESIGN STANDARDS.
3. ALL TRAFFIC SIGNAGE SHALL COMPLY WITH THE CURRENT MMUTCD STANDARDS.
4. SIGNS 12"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST.
5. SIGNS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST.
6. SIGNS BOTTOM HEIGHT OF 7' FROM FINAL GRADE .
7. SIGNING SHALL BE PLACED 3' FROM THE FACE OF THE CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN.
8. FHWA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE.
9. HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY.

PARKING CALCULATIONS

PARKING REQUIRED PER SEC. 5.2.12.A
(2.5 SPACES FOR EACH UNIT HAVING 3 OR MORE BEDROOMS)
NO. OF UNITS PROPOSED = 67
PARKING REQUIRED = 67 x 2.5 = 168 SPACES

PARKING PROVIDED =
ATTACHED GARAGE PARKING = 134
APRON GARAGE PARKING = 134
GUEST SURFACE PARKING INCLUDING 1 V.A. SPACE = 11
PARKING PROVIDED = 279 SPACES

ACCESSIBLE PARKING SPACES

TOTAL SURFACE SPACES = 11
ACCESSIBLE SPACES PER 2010 ADA (208.2 RES. FACILITIES)
TOTAL ACCESSIBLE REQUIRED: 1 TO 25 SPACES
= 1 VAN ACCESSIBLE SPACE
TOTAL ACCESSIBLE PROVIDED: 1 VAN ACCESSIBLE SPACE

① DENOTES BUILDING NUMBER

INVERTED "U" BIKE RACK NOT TO SCALE

MAXIMUM BUILDING HEIGHT ALLOWED = 35'
MEDIAN BUILDING HEIGHT PROPOSED = 26.06'

MIN. DISTANCE BETWEEN BUILDINGS

MIN. DISTANCE BETWEEN BUILDINGS REQUIRED PER SEC. 3.8.2.H
LENGTH BLDG A+LENGTH BLDG B÷2(HEIGHT BLDG A+HEIGHT BLDG B,)/6

SPACE BETWEEN BUILDINGS	La	Lb	Ha	Hb	REQUIRED SPACING	PROPOSED SPACING	% PRO. DEVIATION
1 AND 2	50.06'	50.21'	26.06'	26.06'	34.08'	30.10'	YES
2 AND 3	50.51'	50.35'	26.06'	26.06'	34.18'	30.10'	YES
3 AND 4	52.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
4 AND 5	42.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
5 AND 6	52.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
6 AND 7	52.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
8 AND 9	52.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
9 AND 10	52.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
10 AND 11	52.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
11 AND 12	51.32'	51.32'	26.06'	26.06'	34.48'	48.00'	NO
13 AND 14	52.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
WORST CASE SCENARIO SPACE BETWEEN BLDGS. (7 & 10) ACROSS THE STREET							
7 AND 8	109.00'	133.00'	26.06'	26.06'	57.71'	98.00'	NO

LEGEND

EXISTING / PROPOSED
PAVEMENT (ASPHALT)
SIDE WALK (CONCRETE)
CONC. CURB & GUTTER
STORM SEWER
SANITARY SEWER
WATER MAIN
MANHOLE
CATCH BASIN
END SECTION
GATE VALVE
HYDRANT

PUBLIC BENEFIT

INSTALLATION OF A BICYCLE REPAIR STATION AT BEACON HILL PARK LOCATED AT 12 MILE ROAD AND MEADOWBROOK ROAD TO BE LOCATED BASED ON DIRECTION FROM THE PARKS, RECREATION AND CULTURAL SERVICES DEPARTMENT

4' TALL x 6' WIDE REZONING SIGN DETAIL

ZONING CHANGE PROPOSED FROM OST TO RM-1 WITH PRO — Min. 8" high letters
FOR MORE INFORMATION CALL:
NOVI COMMUNITY DEVELOPMENT DEPARTMENT — Min. 4" high letters
248-347-0475

PROPOSED BUILDING LENGTHS

NOTES AND PROPOSED IMPROVEMENTS

1. MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING 8" SANITARY MANHOLE ON THE NORTHWEST CORNER OF THE SITE.
2. MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXISTING WATER MAIN STUBS AS SHOWN ON THE PLANS.
3. STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
4. 5' WIDE CONC. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF INTERIOR ROADWAYS AS SHOWN. ALSO AN 8' WD. CONCRETE WALK SHALL BE CONSTRUCTED ALONG MEADOWBROOK RD. ALL SIDEWALK STUBS SHALL BE PROVIDED WITH RAMPS AND DETECTABLE WARNING SURFACES.
5. ALL ROADWAYS TO BE PUBLIC.
6. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
7. ALL SIDEWALKS AND SIDEWALK RAMPS SHALL A.D.A. COMPLIANT.
8. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
9. PROP. WATER MAIN AND PROP. SANITARY SEWER TO BE CENTERLINE OF 20' WIDE PUBLIC EASEMENT.
10. TRASH TO BE PICKED UP BY CURBSIDE PICK UP.
11. ROOF TOP EQUIPMENT AND APPURTENANCES ARE NOT PROPOSED. SCREENING IS NOT REQUIRED.
12. ON-STREET PARKING IS NOT PROPOSED.
13. ONE PHASE IS PROPOSED FOR THE WHOLE DEVELOPMENT.
14. ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
15. FLASHING LIGHTS SHALL NOT BE PERMITTED.
16. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE PERMITTED AFTER SITE'S HOURS OF OPERATION.
17. COMMERCIAL DRIVE SPACING OPPOSITE SIDE 11.216.d.1.e
A. DOWNSTREAM: 150' REQUIRED, 820 +/- PROVIDED TO 12 MILE ROAD.
B. UPSTREAM: 400' REQUIRED BASED ON HIGHEST TRIP GENERATION 1500' +/- PROVIDED

BARRIER-FREE PARKING SIGN

Figure 2B.26 International Symbol of Accessibility Parking Space Marking

BARRIER-FREE RESERVED PARKING SIGNS

NOTE: ACCESSIBLE PARKING SPACE SIGNS SHALL HAVE A MIN. HEIGHT AND SIZE TO PERMIT THE SPACE TO BE EASILY IDENTIFIED AND ARE ELEVATED SUCH THAT THEY SHALL NOT PRESENT A HAZARD TO PERSONS WALKING NEAR THE SIGN.

SIGNING NOTES

1. ALL SIGNS SHALL HAVE A MINIMUM BOTTOM MOUNTING HEIGHT OF 7' FROM FINAL GRADE FOR GROUND MOUNTED SIGNS. WALL MOUNTED SIGNS MAY HAVE A BOTTOM MOUNTING HEIGHT OF 5'.
2. ALL ROADSIDE SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN.
3. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS INDICATED BY THE WEIGHT OF THE PROPOSED SIGNS.
4. TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
5. TRAFFIC CONTROL SIGNS SHALL HAVE A HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

STRIPING NOTES:

1. PARKING LOTS SHALL HAVE PARKING AREAS AND RAMP PAVEMENT MARKINGS MARKED BY PAINTED 4–INCH WIDE LINES ACCURATELY AND NEATLY ARRANGED AS INDICATED ON THE PLAN. LINES SHALL BE PAINTED WITH AN APPROVED WHITE TRAFFIC PAINT COMPATIBLE WITH BITUMINOUS/CONCRETE SURFACES SUCH AS SHERWIN WILLIAMS NO. B2 W1; PPG TYPE 11–3 OR 11–4, OR AS APPROVED BY THE OWNER. PROTECT ALL PAINTED AREAS UNTIL PAINT IS COMPLETELY DRY.PARKING AREAS FOR THE PHYSICALLY HANDICAPPED SHALL BE PAINTED BLUE. BLUE PAINT FOR STRIPING SHALL CONFORM TO SPECIFICATIONS. BLUE PAINTED WHITE. ALL PAINTED MARKINGS AND STRIPING SHALL BE PROVIDED IN TWO COATS.
2. THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE WHITE OR WHITE WITH BLUE BACKGROUND
3. WHEN A BARRIER FREE PARKING SPACE IS ADJACENT TO A STANDARD PARKING SPACE, BLUE AND WHITE LINES ABUTTING EACH OTHER SHALL BE PROVIDED.

ELM CREEK BY TOLL BROTHERS

SECTION 14, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

OVERALL SITE PLAN

REVISIONS

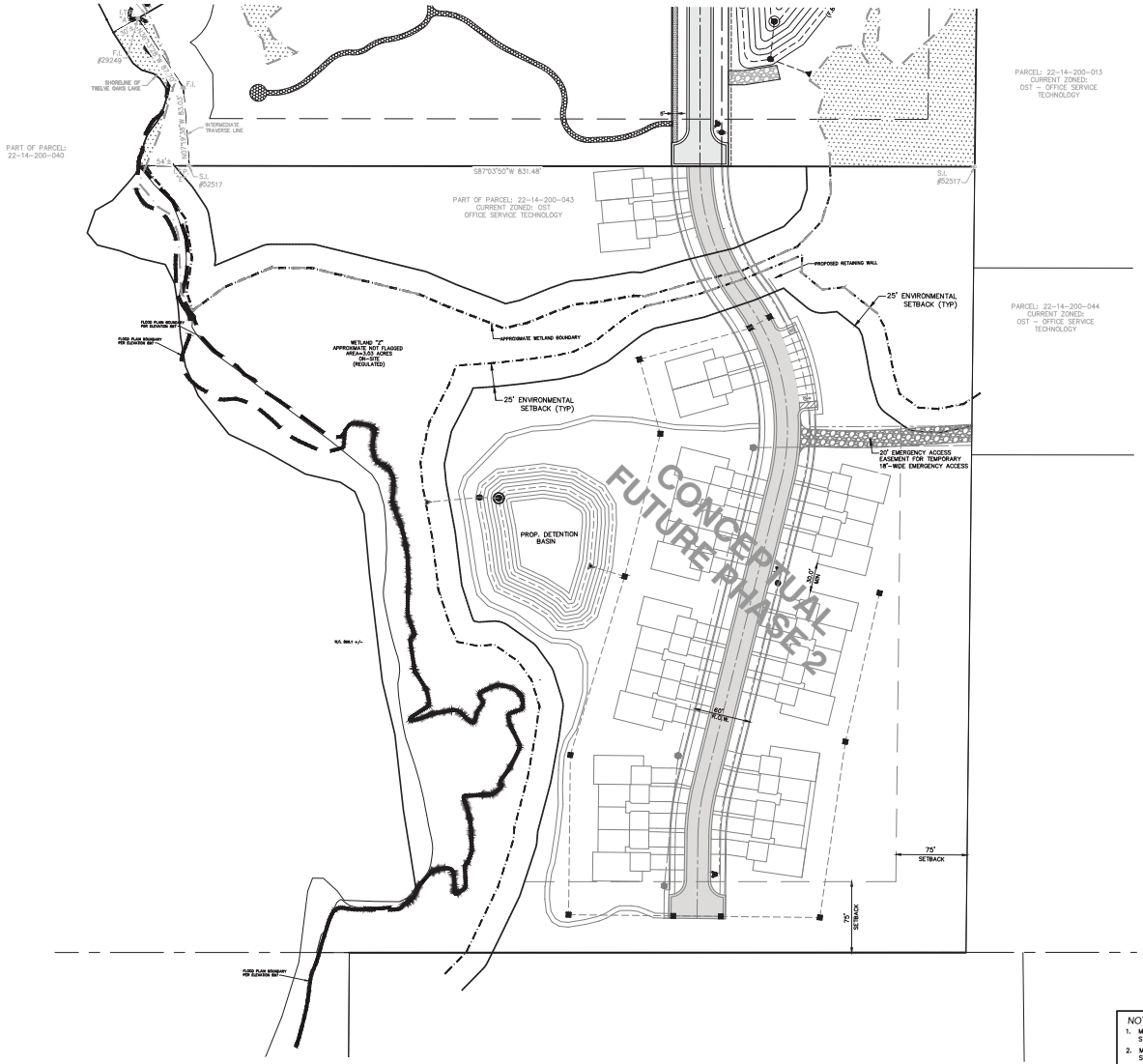
NO.	ITEM	DATE
1	REVISION PER THE CITY	3/29/2023
2	REVISION PER THE CITY	2/15/2024

811 — 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 — THIS PROJECT IS WITHIN THE LOCATION OF UNDERGROUND FACILITIES

DATE: 08-13-23 | DESIGNED BY: J.B. | JOB NUMBER: 21-044 | CHECKED BY: J.E. | FILE: 21044-SP.dwg

SEIBER KEAST LEHNER ENGINEERING | SURVEYING

SHEET 3



SCALE

0 30 60 120

(IN FEET)

Scale: 1 inch = 60 ft.

RM-1 ZONING NOTES

THE SITE WILL MEET THE FOLLOWING ZONING ORDINANCE REQUIREMENTS:

1. SECTION 5.15 FACADE
2. SECTION 5.5 LANDSCAPE
3. SECTION 5.7 EXTERIOR LIGHTING

THE SITE WILL HAVE THE FOLLOWING DEVIATIONS FROM RM-1 ZONING:

1. SECTION 5.5.3.A.ii – LANDSCAPE BERM SCREENING.
2. SECTION 3.8.2.D – ORIENTATION OF BUILDINGS TO THE PROPERTY LINES
3. SECTION 3.8.2.H – MINIMUM DISTANCE BETWEEN BUILDINGS
4. SECTION 5.10 – PERPENDICULAR PARKING TO "MAJOR" ROAD

OVERALL PARCELL

Property Description:

T1N, R8E, SEC 14 PART OF NE 1/4 BEG AT PT DIST N 89-24-35 E 1066.73 FT & S 00-35-25 E 860 FT FROM N 1/4 COR, TH N 89-24-35 E 912.12 FT, TH N 00-01-05 W 68.21 FT, TH N 89-24-35 E 660 FT, TH S 00-01-05 E 263.82 FT, TH S 89-24-35 W 660 FT, TH S 00-01-05 E 1581.97 FT, TH S 89-20-01 W 671.60 FT TO TRAV PT 'D', TH S 89-20-01 W 33 FT TO SHORE OF TWELVE OAKS LAKE, TH NELY & NWLY 1334 FT ALG SD SHORE, TH N 59-05-44 E 30 FT TO TRAV PT 'A' LOC N 11-18-35 E 34 FT & N 87-31-55 E 110.80 FT & N 08-21-20 W 494.05 FT & N 58-12-28 W 222.88 FT & N 04-59-03 W 270.31 FT & N 33-52-43 W 87.70 FT FROM TRAV PT 'D', TH N 59-05-44 E 34.15 FT, TH N 11-58-06 E 139.41 FT, TH N 58-49-11 W 130.49 FT, TH N 00-34-12 W 86.30 FT, TH N 48-39-49 W 28.68 FT, TH N 00-34-12 W 182.89 FT, TH N 89-25-48 E 55.70 FT, TH N 00-35-25 W 279.42 FT TO BEG 36.68 A 1-16-04 FR 041

Usable Open Space Calculations Sec. 3.1.7.D

TOTAL No. OF RESIDENTIAL UNITS	= 54	
USABLE OPEN SPACE REQUIRED	= 200 S.F. PER UNIT = 10,800 S.F.	= 0.25 AC.
UNIT DECKS (100 S.F. EACH DECK) x 54		
UNITS DECKS	= 5,400 S.F.	= 0.12 AC.
50' WD. AREA FOR 5' WD. GRAVEL PATH W/ OVERLOOK	= 10,000 S.F.	= 0.23 AC.
USABLE OPEN SPACE PROVIDED	= 15,400 S.F.	= 0.35 AC.

PARKING CALCULATIONS

PARKING REQUIRED PER SEC. 5.2.12.A
(2.5 SPACES FOR EACH UNIT HAVING 3 OR MORE BEDROOMS)

NO. OF UNITS PROPOSED = 54
PARKING REQUIRED = 54 x 2.5 = 135 SPACES

PARKING PROVIDED =
ATTACHED GARAGE PARKING = 108
APRON GARAGE PARKING = 108
GUEST SURFACE PARKING INCLUDING 1 V.A. SPACE = 9
PARKING PROVIDED = 225 SPACES

ACCESSIBLE PARKING SPACES

TOTAL SURFACE SPACES = 9
ACCESSIBLE SPACES PER 2010 ADA (208.2 RES. FACILITIES)
TOTAL ACCESSIBLE REQUIRED: 1 TO 25 SPACES = 1 VAN ACCESSIBLE SPACE
TOTAL ACCESSIBLE PROVIDED: 1 VAN ACCESSIBLE SPACE

(1) DENOTES BUILDING NUMBER

MAXIMUM BUILDING HEIGHT ALLOWED = 35'
MEDIAN BUILDING HEIGHT PROPOSED = 26.06'

MIN. DISTANCE BETWEEN BUILDINGS

MIN. DISTANCE BETWEEN BUILDINGS REQUIRED PER SEC. 3.8.2.H
LENGTH BLDG A.+LENGTH BLDG B.+2(HEIGHT BLDG A.+HEIGHT BLDG B.)/6
PROVIDING 30' MIN (PRO DEVIATION REQUIRED)

BIKE RACK REQUIREMENTS

BICYCLE PARKING REQUIRED PER SECTION 5.16.1 (ONE SPACE FOR EACH 5 UNITS REQUIRED)
TOTAL REQUIRED = 54 / 5 = 11 SPACES
TOTAL PROVIDED = 11 SPACES

BUILDINGS COVERAGE

MAXIMUM PERMITTED LOT COVERAGE = 25%
PROVIDED LOT COVERAGE = 19%

SITE DATA

EXISTING ZONING: RM-1 & OST
PROPOSED ZONING: RM-1 WITH PRO
SITE AREA = 12.98 ACRES
WETLAND AREA = 3.03 ACRES
NET SITE AREA = 9.95 ACRES
NO. OF BUILDINGS PROPOSED = 16
NO. OF UNITS MAXIMUM = 54
ALL UNITS HAVE 3 BEDROOMS EACH, (4 ROOMS)
NO. OF ROOMS PROPOSED = 4 x 54 = 216
PER NOVI ZONING ORDINANCE:
NET AREA REQUIRED = 2,000 S.F. PER ROOM = 2,000 x 216 = 432,000 S.F. = 9.92 ACRES
NET AREA PROVIDED = 9.95 ACRES

LEGEND

EXISTING	PROPOSED	
		PAVEMENT (ASPHALT)
		SIDE WALK (CONCRETE)
		CONC. CURB & GUTTER
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		MANHOLE
		CATCH BASIN
		END SECTION
		GATE VALVE
		HYDRANT

NOTES AND PROPOSED IMPROVEMENTS

1. MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING 8" SANITYARY STUB AS SHOWN ON PLANS.
2. MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXISTING WATER MAIN STUB AS SHOWN ON THE PLANS.
3. STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
4. 5' WIDE CONC. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF INTERIOR ROADWAYS AS SHOWN.
5. ALL ROADWAYS TO BE PUBLIC.
6. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
7. ALL SIDEWALKS AND SIDEWALK RAMPS SHALL A.D.A. COMPLIANT.
8. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
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ELM CREEK BY TOLL BROTHERS

SECTION 14, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SITE PLAN - PHASE 2

REVISIONS

NO.	ITEM	DATE
1	REVISION PER THE CITY	7/29/2023
2	REVISION PER THE CITY	2/15/2024

811 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

DATE: 06-13-23 | DESIGNED BY: J.B. | JOB NUMBER: 21-044 | CHECKED BY: J.E. | FILE: 21044-SP-SOUTH.dwg

SEIBER KEAST LEHNER ENGINEERING | SURVEYING

SHEET 4

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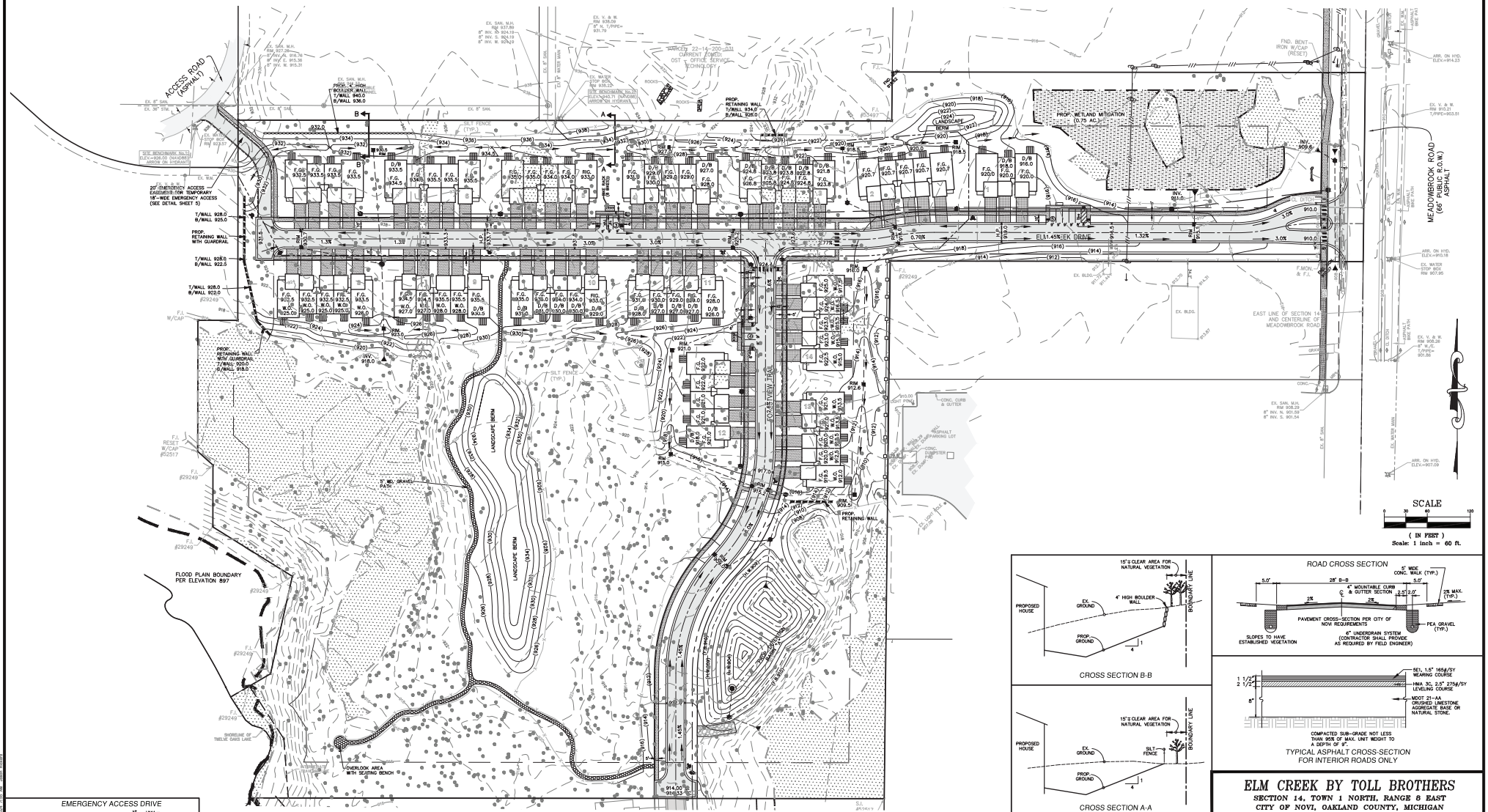
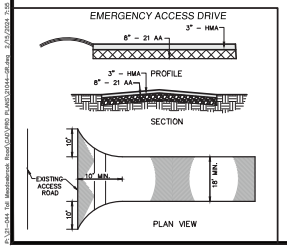


LEGEND

EXISTING	PROPOSED	
		PAVEMENT (ASPH.)
		SIDE WALK (CONC.)
		CONC. CURB & GUT.
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
○	●	MANHOLE
□	■	CATCH BASIN
△	▲	END SECTION
⊗	⋈	GATE VALVE
♉	♉	HYDRANT



ELM CREEK BY TOLL BROTHERS

SECTION 14, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PHASE 1 GRADING PLAN

REVISIONS

NO.	ITEM	DATE
1	REVISION PER THE CITY	3/29/2023
2	REVISION PER THE CITY	2/15/2024

811 — 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

DATE: 06-13-23 | DESIGNED BY: J.R. | JOB NUMBER: 21-044 | CHECKED BY: J.E. | FILE: 21044-GE.dwg

SEIBER KEAST LEHNER ENGINEERING | SURVEYING

SHEET 5

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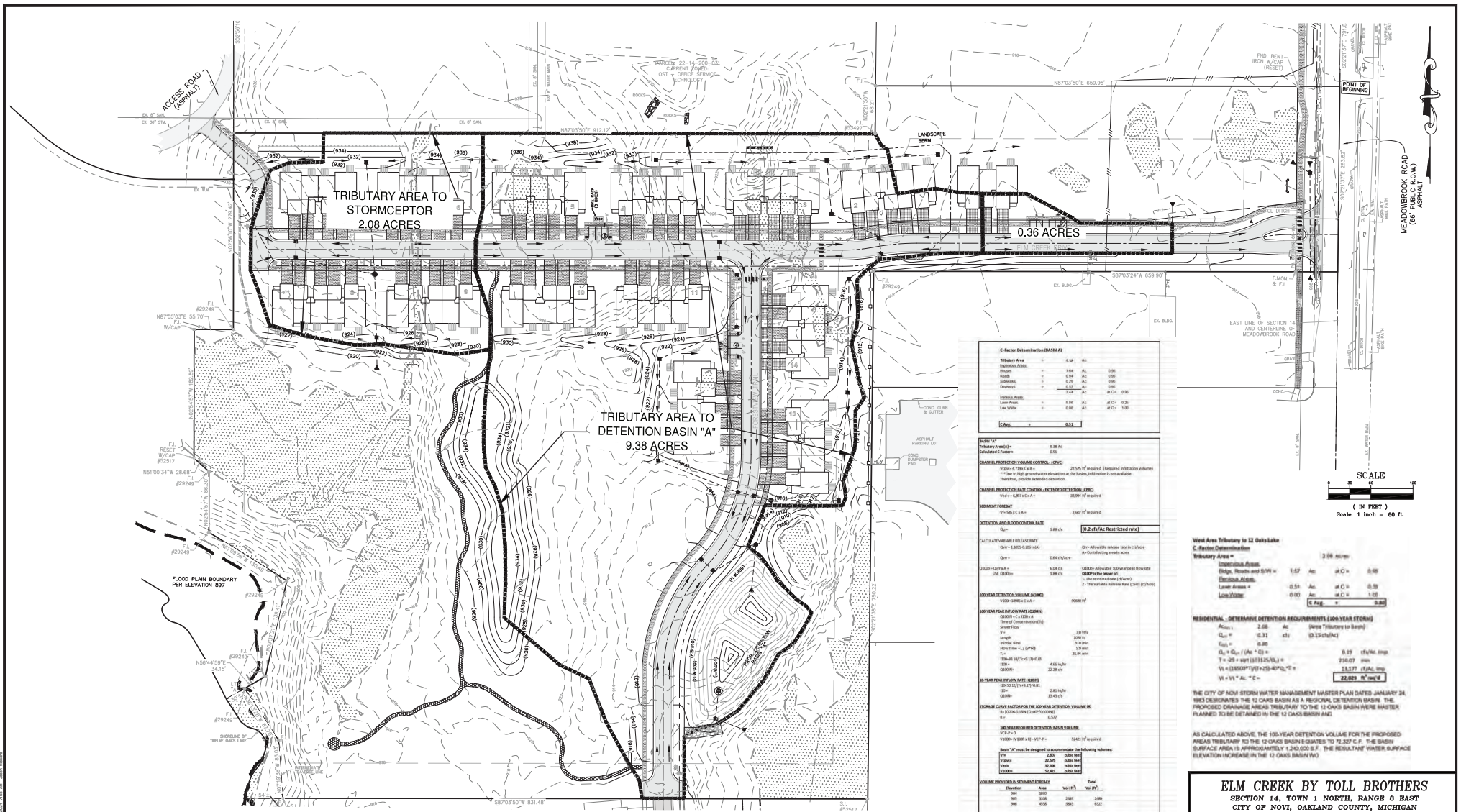

C-Factor Determination (BASIN A)

Tributary Area	=	9.38	Ac		
Impervious Areas:					
Houses	=	1.64	Ac	0.95	
Roads	=	0.94	Ac	0.95	
Sidewalks	=	0.29	Ac	0.95	
Driveways	=	0.57	Ac	0.95	
		3.44	Ac	at C =	0.95
Pervious Areas:					
Lawn Areas	=	5.66	Ac	at C =	0.25
Low Water	=	0.06	Ac	at C =	1.00
C Avg.	=	0.51			

BASIN "A"
Tributary Area (A) = 9.38 Ac
Calculated C Factor = 0.51

CHANNEL PROTECTION VOLUME CONTROL - (CPVC)
Vcpvc= 4.719 x C x A = 22,575 ft³ required. (Required infiltration Volume)
***Due to high ground water elevations at the basins, infiltration is not available. Therefore, provide extended detention.

CHANNEL PROTECTION RATE CONTROL - EXTENDED DETENTION (CPRC)
Vx d = 6,897 x C x A = 32,994 ft³ required

SEDIMENT FOREBAY
Vfr- 545 x C x A = 2,607 ft³ required

DETENTION AND FLOOD CONTROL RATE
Qpc= 1.88 cfs (0.2 cfs/Ac Restricted rate)

CALCULATE VARIABLE RELEASE RATE
Qcrv = 1.1055-0.206 ln(A)
Qcrv = 0.64 cfs/acre — Qcrv- Allowable release rate in cfs/acre; A= Contributing area in acres
Q100p= Qcrv x A = 6.04 cfs — Q100p= Allowable 100-year peak flow rate
Qfd Q100p = 1.88 cfs — Q100P is the lesser of: 1- The restricted rate (cf/Acre) 2 - The Variable Release Rate (Qcrv) (cf/Acre)

100-YEAR DETENTION VOLUME (V100D)
V100= 10686 x C x A = 89820 ft³

100-YEAR PEAK INFLOW RATE (Q100IN)
Q100IN = C x I100 x A
Time of Concentration (Tc):
Sewer Flow: V = 3.0 ft/s; Length = 1070 ft; Initial Time = 10.0 min; Flow Time = L / (V*60) = 5.9 min; Tc= 25.94 min
I100= 83.18/(Tc+9.17)^0.85 = 4.66 in/hr
Q100IN= 22.28 cfs

10-YEAR PEAK INFLOW RATE (Q10IN)
I10= 50.12/(Tc+9.17)^0.81 = 2.85 in/hr
Q10IN= 13.43 cfs

STORAGE CURVE FACTOR FOR THE 100-YEAR DETENTION VOLUME (R)
R= (Y-1.55+1.15Pt (Q10IP/Q100IN)
R = 0.577

100-YEAR REQUIRED DETENTION BASIN VOLUME
VCP-P =0
V100D= (V100 x R) - VCP-P = 52421 ft³ required

Basin "A" must be designed to accomodate the following volumes:

Vfr	2,607	cubic feet
Vcpvc=	22,575	cubic feet
Vrcfc=	32,994	cubic feet
V100D=	52,421	cubic feet

VOLUME PROVIDED IN SEDIMENT FOREBAY

Elevation	Area	Vol (ft³)	Total Vol (ft³)
900	3870		
905	1938	2480	2480
906	4918	3883	6322
Storage EL =	905.18		Vreq = 2607 ft³; Vprov = 2607 ft³

FOREBAY OUTLET SIZE
Hole Size (Dia) = 1 in
h_{ave} = HW(1-Y0) - 1W - 0/2 = 1.14 ft
Ave = Vr / h_{ave} = 2280.4 sf
a = 0.3868*Ave^exp(h_o) / 172800 = 0.0056 sf
a (one Hole) = 0.0055 sf
Holes Req'd = 1.03 Holes
Holes Provided at LW Elev = 16 Holes

VOLUME PROVIDED IN DETENTION BASIN

Elevation	Area	Vol (ft³)	Forebay Vol (ft³)	Total Vol (ft³)
904	3790			
905	3734	3012	2489	5501
906	5481	4608	3833	13942
907	13680	9581		23622
908	17012	15346		39068
909	20480	18746		57814
100 Year EL =	908.71			Vreq = 52421 ft³; Vprov = 52421 ft³

West Area Tributary to 12 Oaks Lake
C-Factor Determination
Tributary Area = 2.08 Acres

Impervious Areas:					
Bldgs, Roads and S/W =	1.57	Ac	at C =	0.95	
Pervious Areas:					
Lawn Areas =	0.51	Ac	at C =	0.25	
Low Water	0.00	Ac	at C =	1.00	
			C Avg. =	0.80	

RESIDENTIAL - DETERMINIE DETENTION REQUIREMENTS (100-YEAR STORM)

$A_{Contr.}$ =	2.08	Ac	(Area Tributary to Basin)
Q_{allow} =	0.31	cfs	(0.15 cfs/Ac)
C_{AVG} =	0.80		
$Q_o = Q_{allow} / (A_c * C)$ =			0.19 cfs/Ac. Imp
T = 25 + sqrt ((3312.5/Q_o) +			230.07 min
V_S = (16500*T)/(T+25)-40*Q_o*T =			13,177 cf/Ac. Imp
$V_T = V_S * A_c$ * C =			22,029 ft³ req'd

THE CITY OF NOVI STORM WATER MANAGEMENT MASTER PLAN DATED JANUARY 24, 1983 DESIGNATES THE 12 OAKS BASIN AS A REGIONAL DETENTION BASIN. THE PROPOSED DRAINAGE AREAS TRIBUTARY TO THE 12 OAKS BASIN WERE MASTER PLANNED TO BE DETAINED IN THE 12 OAKS BASIN AND

AS CALCULATED ABOVE, THE 100-YEAR DETENTION VOLUME FOR THE PROPOSED AREAS TRIBUTARY TO THE 12 OAKS BASIN EQUATES TO 72,327 C.F. THE BASIN SURFACE AREA IS APPROXIMATELY 1,240,000 S.F. THE RESULTANT WATER SURFACE ELEVATION INCREASE IN THE 12 OAKS BASIN WO

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CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

STORM WATER MANAGEMENT PLAN

REVISIONS

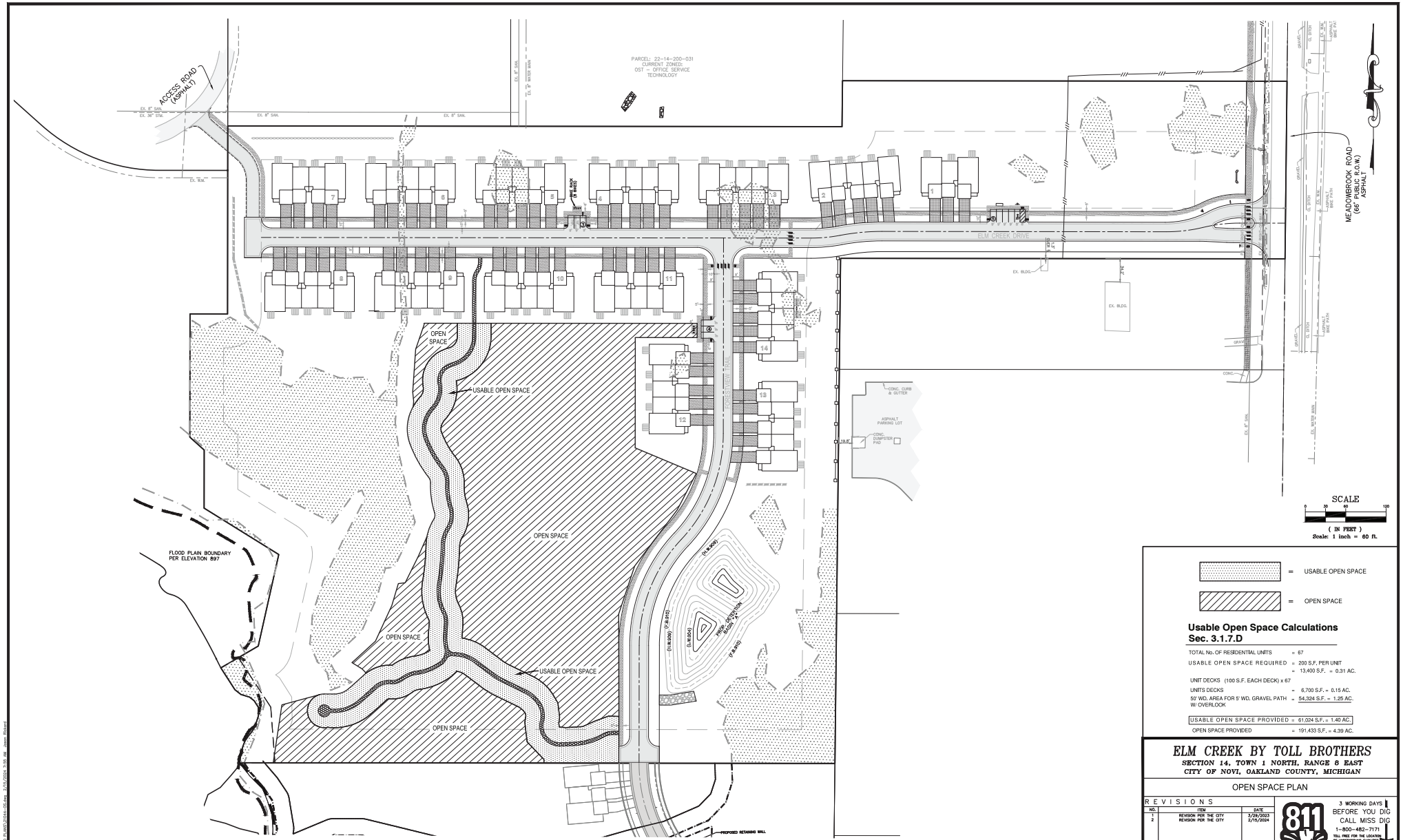
NO.	ITEM	DATE
1	REVISION PER THE CITY	7/29/2023
2	REVISION PER THE CITY	2/15/2024

811 — 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

DATE: 06-13-23 | DESIGNED BY: J.E. | JOB NUMBER: 21-044 | CHECKED BY: J.E. | FILE: 21044-SWM.dwg

SEIBER KEAST LEHNER ENGINEERING | SURVEYING

SHEET 6



= USABLE OPEN SPACE

= OPEN SPACE

Usable Open Space Calculations
Sec. 3.1.7.D

TOTAL No. OF RESIDENTIAL UNITS	=	67
USABLE OPEN SPACE REQUIRED	=	200 S.F. PER UNIT
	=	13,400 S.F. = 0.31 AC.
UNIT DECKS (100 S.F. EACH DECK) x 67		
UNITS DECKS	=	6,700 S.F. = 0.15 AC.
50' WD. AREA FOR 5' WD. GRAVEL PATH W/ OVERLOOK	=	54,324 S.F. = 1.25 AC.
USABLE OPEN SPACE PROVIDED	=	61,024 S.F. = 1.40 AC.
OPEN SPACE PROVIDED	=	191,433 S.F. = 4.39 AC.

ELM CREEK BY TOLL BROTHERS

SECTION 14, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

OPEN SPACE PLAN

REVISIONS

NO.	ITEM	DATE
1	REVISION PER THE CITY	7/28/2023
2	REVISION PER THE CITY	2/15/2024

811 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

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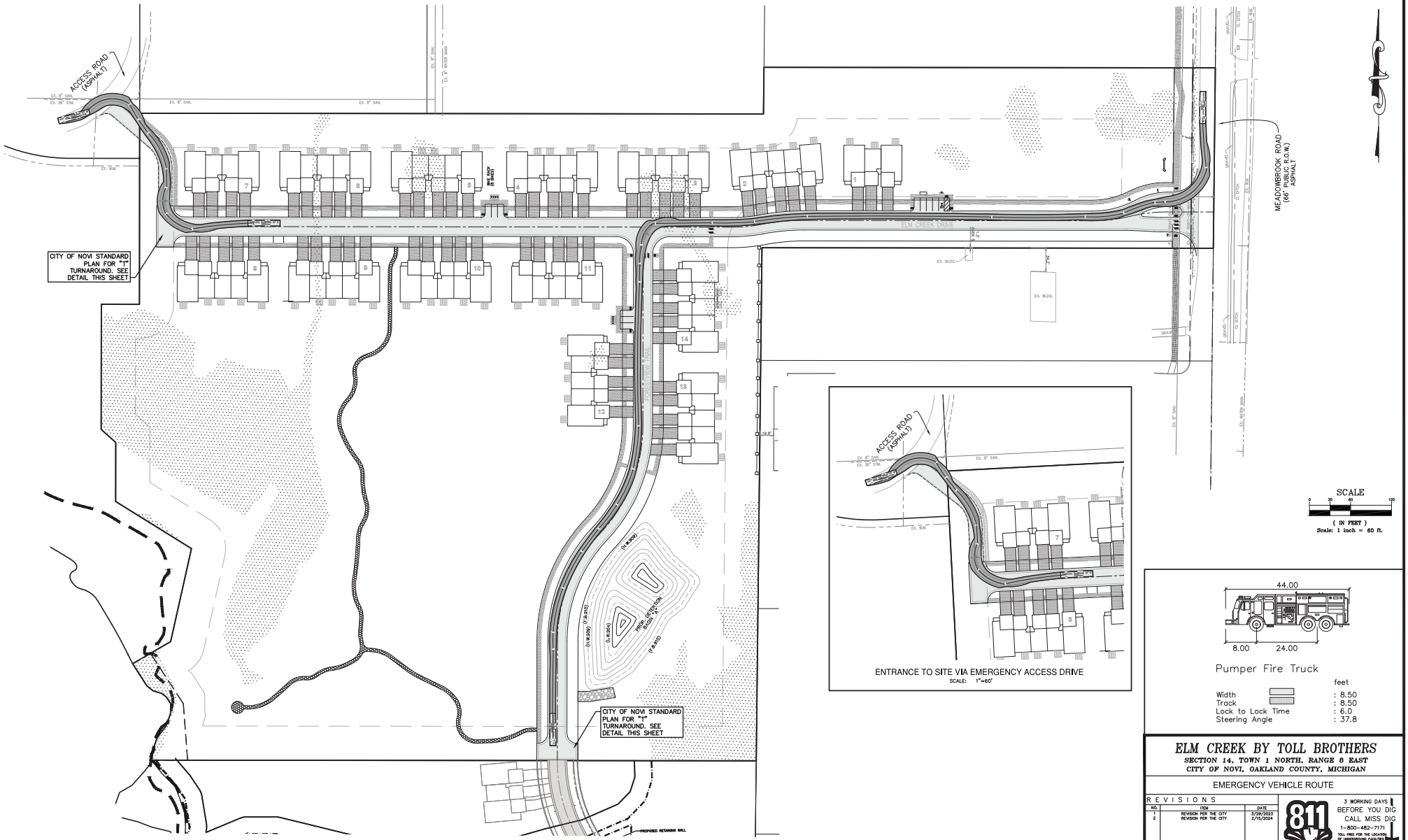
SEIBER KEAST LEHNER ENGINEERING | SURVEYING

SHEET 7



ELM CREEK BY TOLL BROTHERS

SECTION 14, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

EMERGENCY VEHICLE ROUTE

REVISIONS

NO.	ITEM	DATE
1	REVISION PER THE CITY	7/28/2023
2	REVISION PER THE CITY	2/15/2024

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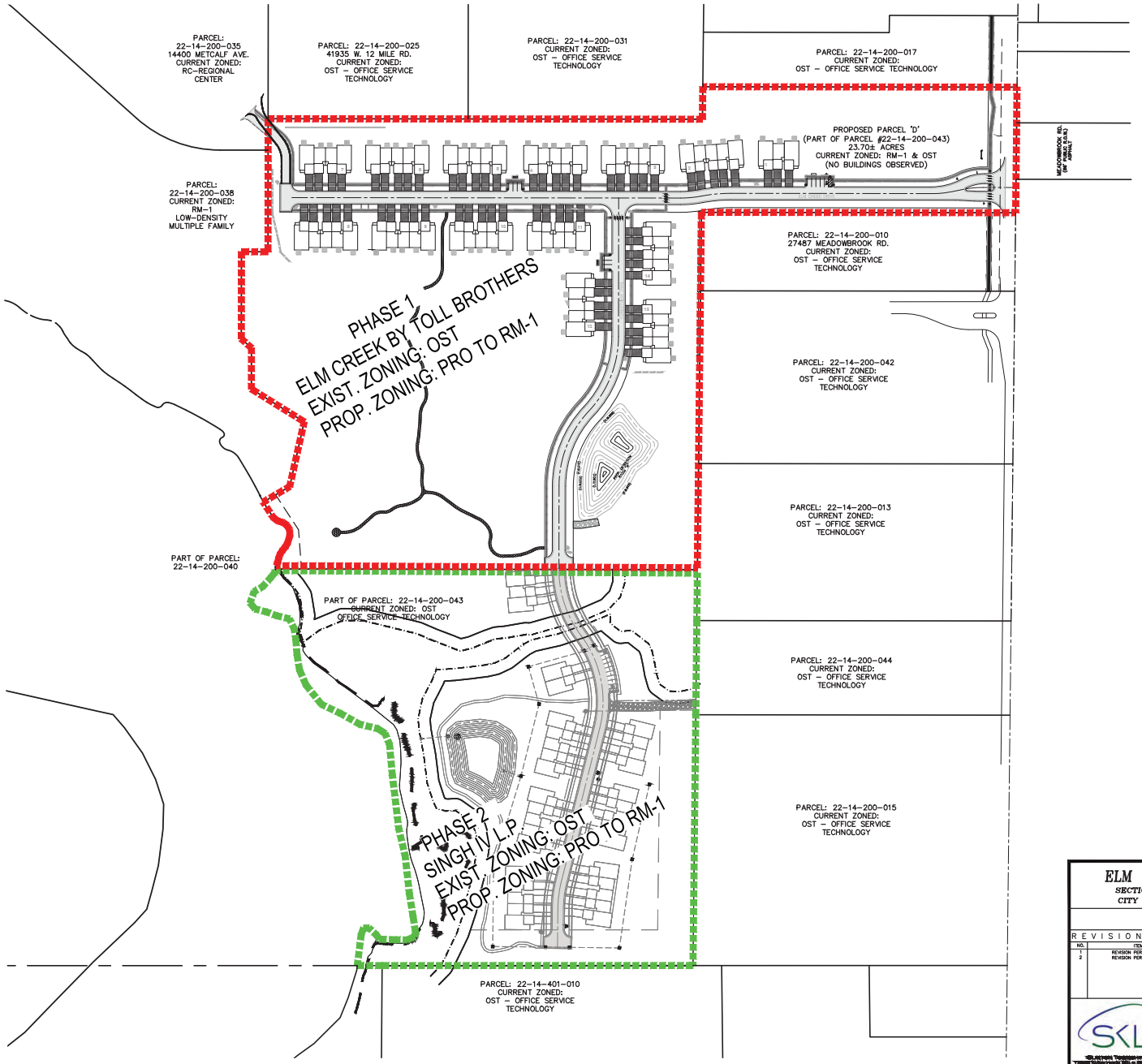
SEIBER KEAST LEHNER ENGINEERING | SURVEYING

SHEET 8



ELM CREEK BY TOLL BROTHERS

SECTION 14, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

ZONING PLAN

REVISIONS

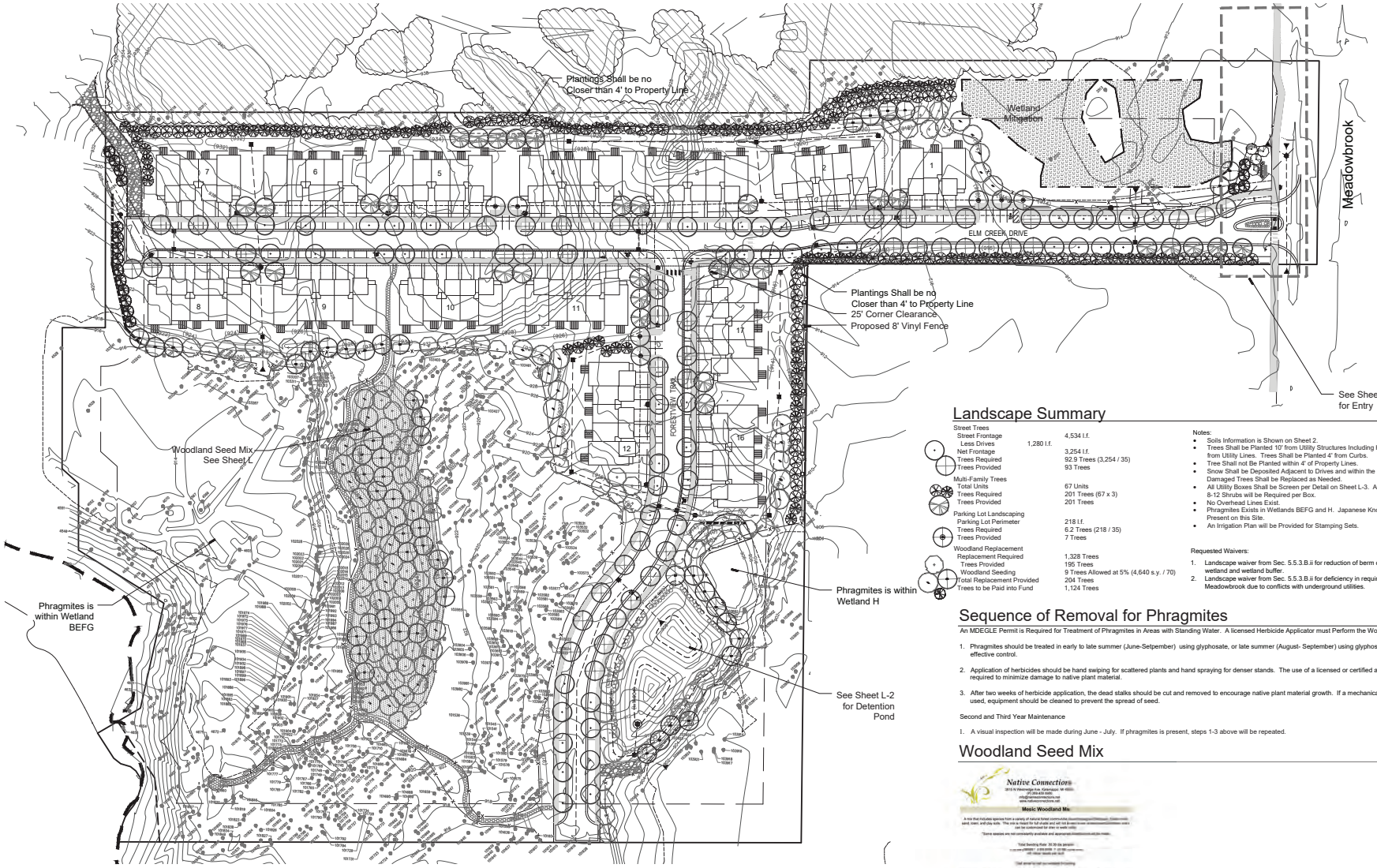
NO.	ITEM	DATE
1	REVISION PER THE CITY	7/29/2023
2	REVISION PER THE CITY	2/15/2024

811 — 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

DATE: 06-13-23 | DESIGNED BY: J.R. | JOB NUMBER: 21-044 | CHECKED BY: J.K. | FILE: 21044-20.dwg

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

SHEET 9



Landscape Summary

Street Trees		
Street Frontage		4,534 l.f.
Less Drives	1,280 l.f.	
Net Frontage		3,254 l.f.
Trees Required		92.9 Trees (3,254 / 35)
Trees Provided		93 Trees
Multi-Family Trees		
Total Units		67 Units
Trees Required		201 Trees (67 x 3)
Trees Provided		201 Trees
Parking Lot Landscaping		
Parking Lot Perimeter		218 l.f.
Trees Required		6.2 Trees (218 / 35)
Trees Provided		7 Trees
Woodland Replacement		
Replacement Required		1,328 Trees
Trees Provided		195 Trees
Woodland Seeding		9 Trees Allowed at 5% (4,640 s.y. / 70)
Total Replacement Provided		204 Trees
Trees to be Paid into Fund		1,124 Trees

Notes:
- Soils Information is Shown on Sheet 2.
- Trees Shall be Planted 10' from Utility Structures Including Hydrants and 5' from Utility Lines. Trees Shall be Planted 4' from Curbs.
- Tree Shall not Be Planted within 4' of Property Lines.
- Snow Shall be Deposited Adjacent to Drives and within the Curb Lawn. Any Damaged Trees Shall be Replaced as Needed.
- All Utility Boxes Shall be Screen per Detail on Sheet L-3. Approximately 8-12 Shrubs will be Required per Box.
- No Overhead Lines Exist.
- Phragmites Exists in Wetlands BEFG and H. Japanese Knotweed and not Present on this Site.
- An Irrigation Plan will be Provided for Stamping Sets.

Requested Waivers:
1. Landscape waiver from Sec. 5.5.3.B.ii for reduction of berm due to existing wetland and wetland buffer.
2. Landscape waiver from Sec. 5.5.3.B.ii for deficiency in required trees along Meadowbrook due to conflicts with underground utilities.

Sequence of Removal for Phragmites

An MDEGLE Permit is Required for Treatment of Phragmites in Areas with Standing Water. A licensed Herbicide Applicator must Perform the Work.

1. Phragmites should be treated in early to late summer (June-Setpember) using glyphosate, or late summer (August- September) using glyphosate to achieve effective control.
2. Application of herbicides should be hand swiping for scattered plants and hand spraying for denser stands. The use of a licensed or certified applicator is required to minimize damage to native plant material.
3. After two weeks of herbicide application, the dead stalks should be cut and removed to encourage native plant material growth. If a mechanical method is used, equipment should be cleaned to prevent the spread of seed.

Second and Third Year Maintenance

1. A visual inspection will be made during June - July. If phragmites is present, steps 1-3 above will be repeated.

Woodland Seed Mix

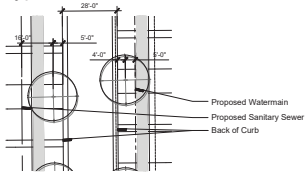
43,761 s.f. of Planting Area

Location Map

NOT TO SCALE

Typical Street Tree Detail

1"=30'



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Seal:

Title:
Conceptual Landscape Plan

Project:
Elm Creek
Novi, Michigan

Prepared for:
Toll Brothers
26200 Town Center Drive, Suite 200
Novi, Michigan 48375

Revision:	Issued:
Submission	August 30, 2022
Revised	March 27, 2023
Revised	February 12, 2024

Job Number:
22-057

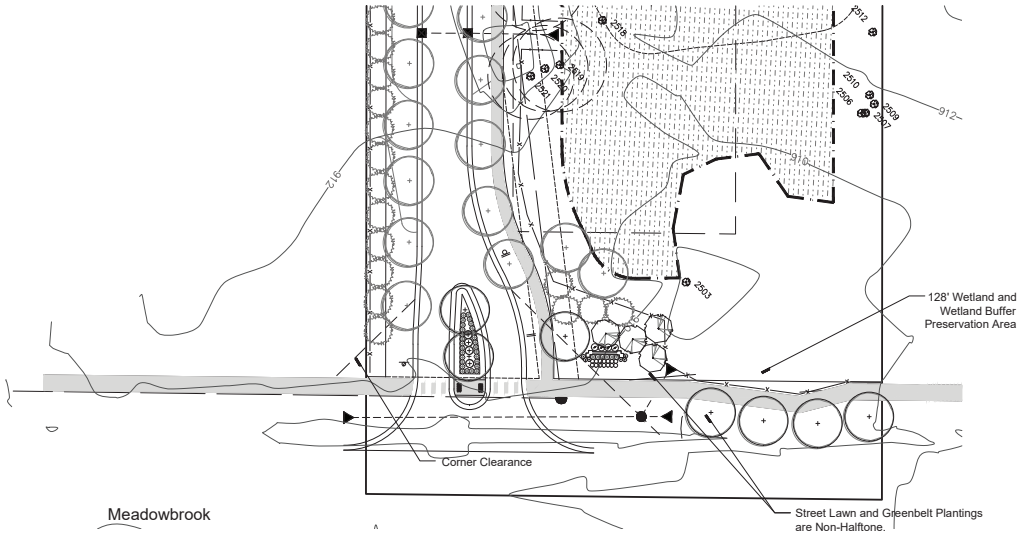
Drawn By:	Checked By:
jca	jca

0' 15' 30' 60'
NORTH
1"=60'

Sheet No.
L-1

811 Know what's below. Call before you dig.

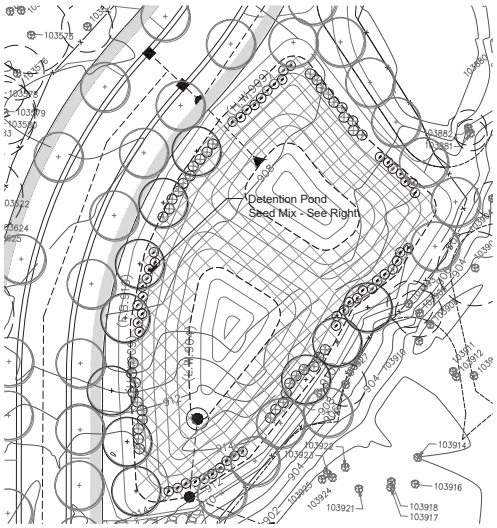
Meadowbrook Greenbelt



Landscape Summary

Street Lawn	
Total Street Frontage	264 l.f.
Less Drive Opening	57 l.f.
Net Street Frontage	207 l.f.
Trees Required	5.9 Trees (207 / 35)
Trees Provided	4 Trees
Greenbelt Plantings	
Total Street Frontage	264 l.f.
Less Preservation Area	128 l.f.
Drive Opening	57 l.f.
Net Street Frontage	79 l.f.
Canopy Trees Required	2.3 Trees (79 / 35)
Canopy Trees Provided	3 Trees
Sub-Canopy Trees Required	3.2 Trees (79 / 25)
Sub-Canopy Trees Provided	4 Trees
Detention Pond Plantings	
High-Water Elevation	587 l.f.(Elev. 909)
Required Planting	411 l.f. (70%)
Planting Provided	450 l.f. (76.6%)
Pond Frontage for Trees	355'
Trees Required	10.1Trees (355 / 35)
Trees Provided	10 Trees

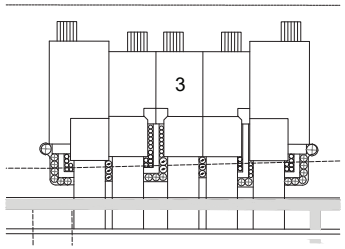
Detention Pond



16,318 s.f. Total Area

34.2 lbs. per Acre Application Rate
12.8 lbs. of Detention Seed Mix Required
3"-6" of Topsoil with 20%-30% Compost Shall be Placed in this Area.

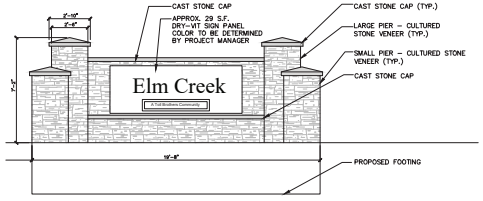
Typical Unit



Unit Length	Required Landscape (35%)	Landscape Provided
20' - Middle	7'	7' (35%)
30' - End	10.5'	12' (40%)

Entry Sign

Scale 3/4"= 1'



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Seal:

Title:
Greenbelt and Entry

Project:
Elm Creek
Novi, Michigan

Prepared for:
Toll Brothers
26200 Town Center Drive, Suite 200
Novi, Michigan 48375

Revision:	Issued:
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Job Number:
22-057

Drawn By:	Checked By:
jca	jca

0' 15' 30'
NORTH
1"=30'

Sheet No.
L-2

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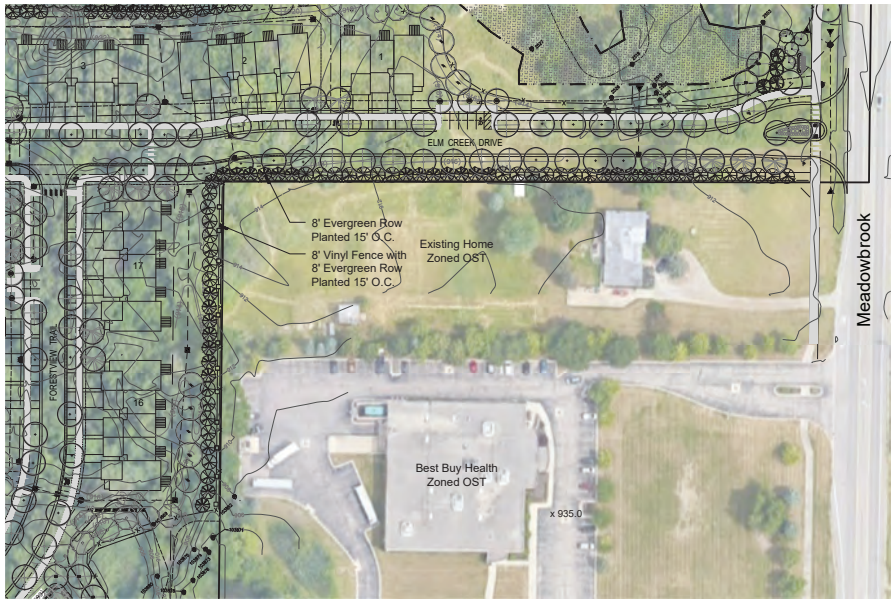
North Buffer

East Buffer



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Seal:

Title:
Proposed Buffers

Project:
Elm Creek
Novi, Michigan

Prepared for:
Toll Brothers
26200 Town Center Drive, Suite 200
Novi, Michigan 48375

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Revised	February 12, 2024

Job Number:
22-057

Drawn By:	Checked By:
jca	jca

0' 15' 30' 60'
NORTH
1"=60'

Sheet No.
L-3

811 Know what's below. Call before you dig.

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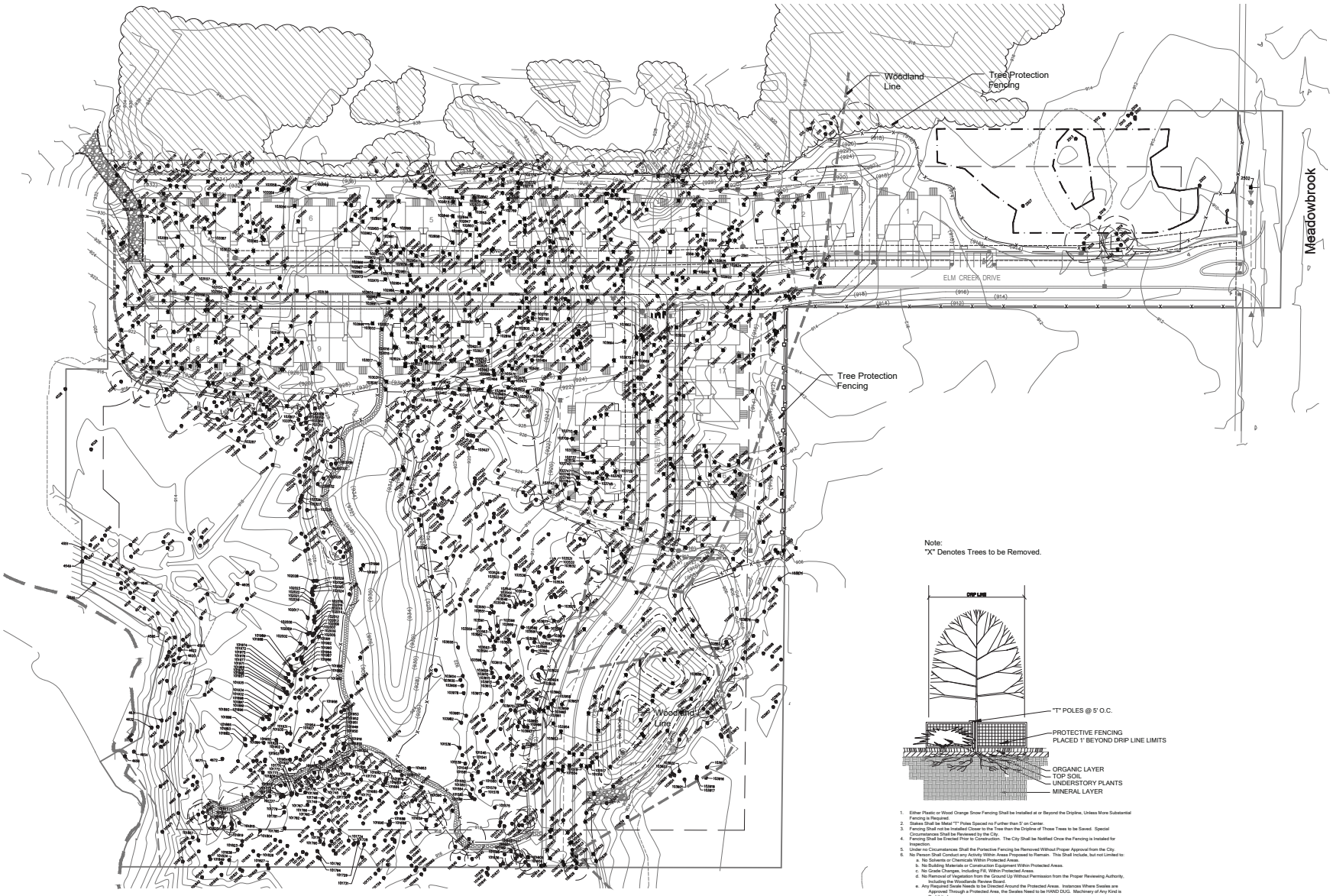

Note:
"X" Denotes Trees to be Removed.

1. Either Plastic or Wood Orange Snow Fencing Shall be Installed at or Beyond the Dripline, Unless More Substantial Fencing is Required.
2. Stakes Shall be Metal "T" Poles Spaced no Further than 5' on Center.
3. Fencing Shall not be Installed Closer to the Tree than the Dripline of Those Trees to be Saved. Special Circumstances Shall be Reviewed by the City.
4. Fencing Shall be Erected Prior to Construction. The City Shall be Notified Once the Fencing is Installed for Inspection.
5. Under no Circumstances Shall the Protective Fencing be Removed Without Proper Approval from the City.
6. No Person Shall Conduct any Activity Within Areas Proposed to Remain. This Shall Include, but not Limited to:
   a. No Solvents or Chemicals Within Protected Areas.
   b. No Building Materials or Construction Equipment Within Protected Areas.
   c. No Grade Changes, Including Fill, Within Protected Areas.
   d. No Removal of Vegetation from the Ground Up Without Permission from the Proper Reviewing Authority, including the Woodlands Review Board.
   e. Any Required Swale Needs to be Directed Around the Protected Areas. Instances Where Swales are Approved Through a Protected Area, the Swales Need to be HAND DUG. Machinery of Any Kind is Prohibited.
7. Regulated Woodland or Regulated Trees Adjacent to the Property are Also Required to be Protected Whether or not they are Shown on the Plan.

TREE PROTECTION DETAIL

Not to scale

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Seal:

Title:
Woodland Plan

Project:
Elm Creek
Novi, Michigan

Prepared for:
Toll Brothers
26200 Town Center Drive, Suite 200
Novi, Michigan 48375

Revision:	Issued:
Submission	August 30, 2022
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Revised	February 12, 2024

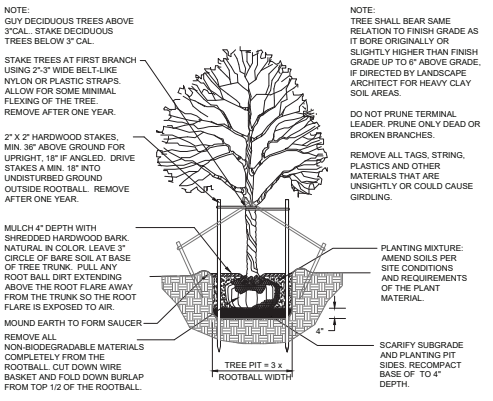
Job Number:
22-057

Drawn By:	Checked By:
jca	jca

0' 15' 30' 60'
NORTH
1"=60'

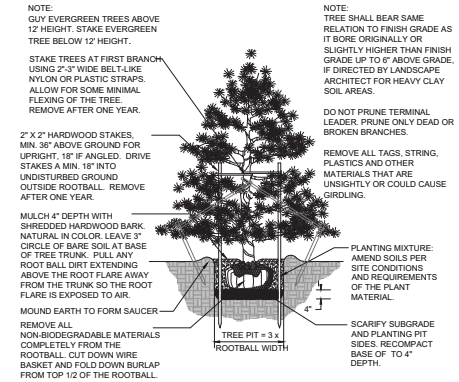
Sheet No.
L-4

811 Know what's below. Call before you dig.



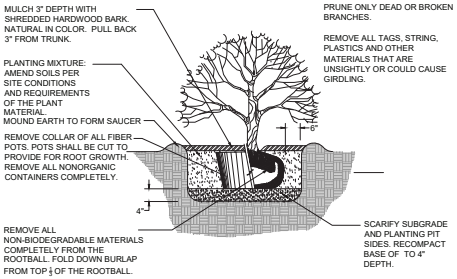
DECIDUOUS TREE PLANTING DETAIL

Not to scale



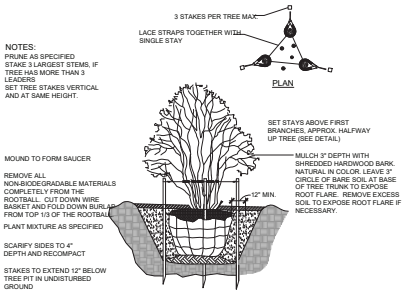
EVERGREEN TREE PLANTING DETAIL

Not to scale



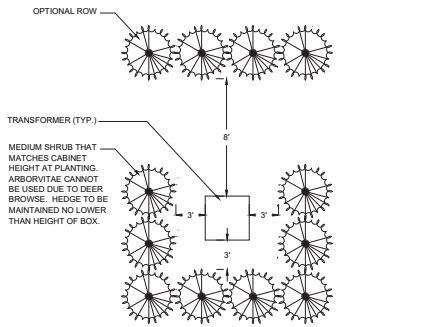
SHRUB PLANTING DETAIL

NOT TO SCALE



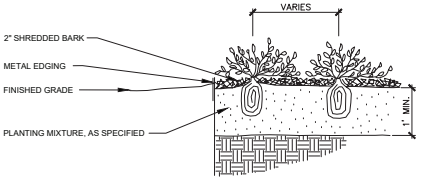
MULTI-STEM TREE PLANTING DETAIL

NOT TO SCALE



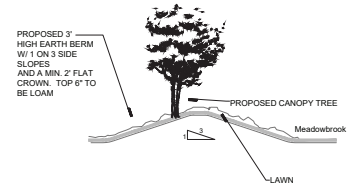
TRANSFORMER SCREENING DETAIL

Not to scale



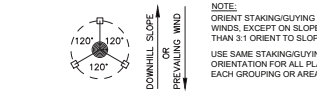
PERENNIAL PLANTING DETAIL

Not to scale



Berm Detail

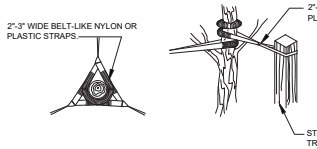
HORIZONTAL SCALE: 1"=10'



NOTE:
ORIENT STAKING/GUYING TO PREVAILING WINDS, EXCEPT ON SLOPES GREATER THAN 3:1 ORIENT TO SLOPE.

USE SAME STAKING/GUYING ORIENTATION FOR ALL PLANTS WITHIN EACH GROUPING OR AREA

STAKING/GUYING LOCATION



GUYING DETAIL

STAKING DETAIL

TREE STAKING DETAIL

Not to scale

LANDSCAPE NOTES

1. 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.
2. Plants shall be full, well-branched, and in healthy vigorous growing condition.
3. Plants shall be watered before and after planting is complete.
4. 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.
5. All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
6. Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
7. "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
8. Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
9. All plantings shall be mulched per planting details located on this sheet.
10. The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
11. No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
12. The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
13. The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
14. 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.
15. 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.
16. The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
17. A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
18. Sod shall be two year old "Baron/Cheriadelphi" Kentucky Blue Grass grown in a sod nursery on loam soil.

CITY OF NOVI NOTES

1. All landscape islands shall be backfilled with a sand mixture to facilitate drainage.
2. All proposed landscape islands shall be curbed.
3. All landscape areas shall be irrigated.
4. Overhead utility lines and poles to be relocated as directed by utility company of record.
5. Evergreen and canopy trees shall be planted a minimum of 10' from a fire hydrant, and manhole, 15' from overhead wires and 5' from underground utility lines.
6. 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 within 3 Months of Discovering the Need for Replacement. One cultivation per month shall occur in June-August.
7. All proposed street trees shall be planted a minimum of 4' from both the back of curb and proposed walks.
8. All tree and shrub planting beds shall be mulched with shredded hardwood bark, spread to minimum depth of 4". All lawn area 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.
9. All Substitutions or Deviations from the Landscape Plan Must be Approved in Writing by the City of Novi Prior to their Installation.

NOTES:
THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE MARCH 15 AND NOVEMBER 15 OF 2023 OR 2024.

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.

ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING AND APPROVED BY THE CITY.

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t. 248.467.4668

Seal:

Title:
Landscape Details

Project:
Elm Creek
Novi, Michigan

Prepared for:
Toll Brothers
26200 Town Center Drive, Suite 200
Novi, Michigan 48375

Revision:	Issued:
Submission	August 30, 2022
Revised	March 27, 2023
Revised	February 12, 2024

Job Number:
22-057

Drawn By:	Checked By:
jca	jca

Sheet No.
L-5

Tree List

TAG NO.	DIAMETER	COMMON NAME	BOTANICAL NAME	CONDITION	STATUS	Required Replacement	Multi-Stem Replacement

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Northville, Michigan 48167
e. jca@wideopenwest.com
t. 248.467.4668

Seal:

Title:

Tree List

Project:

Elm Creek
Novi, Michigan

Prepared for:

Toll Brothers
26200 Town Center Drive, Suite 200
Novi, Michigan 48375

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Job Number:

22-057

Drawn By:	Checked By:
jca	jca

Sheet No.

L-6

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811
Know what's below. Call before you dig.

Tree List

TAG NO.	DIAMETER	COMMON NAME	BOTANICAL NAME	CONDITION	STATUS	Required Replacement	Multi-Stem Replacement

ALLENDESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
557 Carpenter
Northville, Michigan 48167
e. jca@wideopenwest.com
t. 248.467.4668

Seal:

Title:
Tree List

Project:
Elm Creek
Novi, Michigan

Prepared for:
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Job Number:
22-057

Drawn By:	Checked By:
jca	jca

Sheet No.
L-7

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811 Know what's below. Call before you dig.

Tree List

TAG NO.	DIAMETER	COMMON NAME	BOTANICAL NAME	CONDITION	STATUS	Required Replacement	Multi-Stem Replacement

TAG NO.	DIAMETER	COMMON NAME	BOTANICAL NAME	CONDITION	STATUS	Required Replacement	Multi-Stem Replacement

Status Key

Save	Tree will be saved
Credit	Tree is located outside of a woodland area and will be saved.
CRZ	Grading Occurs within the Critical Root Zone. Tree Will Remain but Counted as Removed.
Remove	Tree is located in a regulated woodland and will be removed.
Exempt	Tree is dead or located outside of a woodland area.

Woodland Summary

Total Trees		1,424 Trees
Less Non - Regulated Trees:		
Non-Regulated Trees		58 Trees
Net Regulated Trees		1,366 Regulated Trees
Regulated Trees Removed		654 Trees
Replacement Required		
Trees 8" - 11"	248 trees x 1=	248 Trees
Trees 11" - 20"	278 trees x 2=	556 Trees
Trees 20" - 30"	60 trees x 3=	180 Trees
Trees 30"+	4 trees x 4=	16 Trees
Multi-Stemmed Trees (64 Trees)		245 Trees
CRZ Replacement (92 Trees)		168 Trees
Net Replacement Required		1,413 Trees
Less Credits		85 Trees
Replacement Required		1,328 Trees

Woodland Credits for Non-Woodland Preservation

Tree Size	3"-7"	7"-12"	12"-17"	17"-23"	23"-29"	29"-36"	
Quantity	0	18	5	3	2	2	
Credits	1 tree	2 trees	3 trees	4 trees	5 trees	6 trees	
Total	0 trees	36 trees	15 trees	12 trees	10 trees	12 trees	= 85 Tree Credits

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Seal:

Title:
Tree List

Project:
Elm Creek
Novi, Michigan

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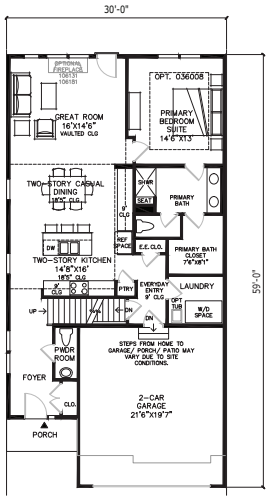
Job Number:
22-057

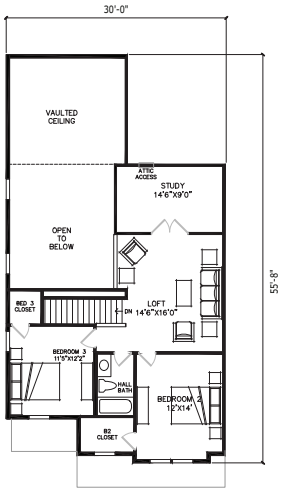
Drawn By:	Checked By:
jca	jca

811 Know what's below. Call before you dig.

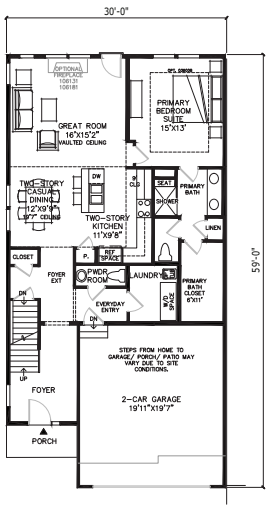
Sheet No.
L-8



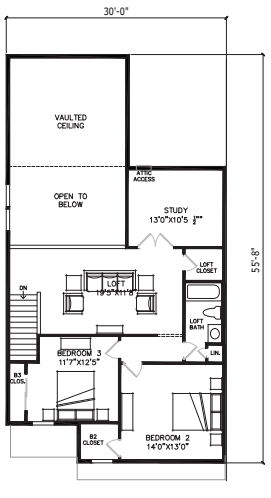
HORTON ELITE FIRST FLOOR 9' CEILING



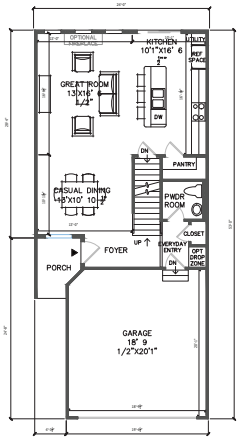
HORTON ELITE – SECOND FLOOR 8' CEILING



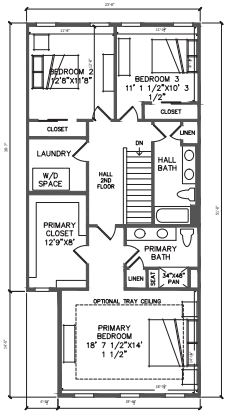
FULMER ELITE – FIRST FLOOR 9' CEILING



FULMER ELITE – SECOND FLOOR 8' CEILING



HOWE – FIRST FLOOR 9' CEILING



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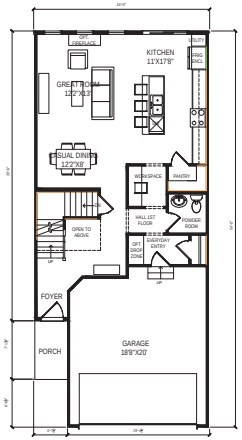
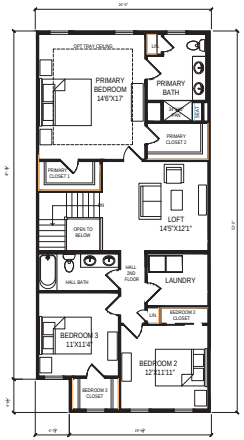
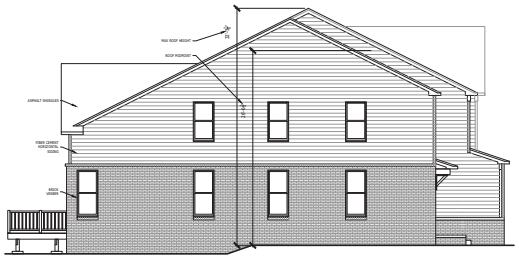


SANDERS – FIRST FLOOR 9' CEILING



SANDERS – SECOND FLOOR 8' CEILING



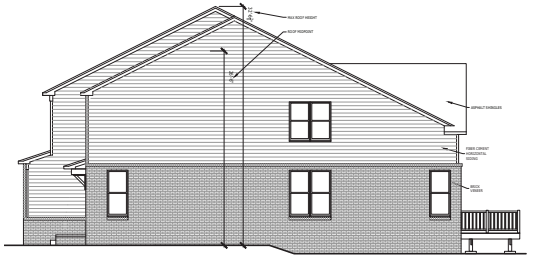
LEFT SIDE ELEVATION – HORTON ELITE/DEVONSHIRE
SCALE: 1/8" = 1'-0"

FRONT ELEVATION – HORTON ELITE/DEVONSHIRE
SCALE: 1/8" = 1'-0"

FRONT ELEVATION – SANDERS/NEWHAVEN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION – HOWE/WETHERBY
SCALE: 1/8" = 1'-0"

FRONT ELEVATION – FULMER ELITE/NEWHAVEN
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION – FULMER ELITE/NEWHAVEN
SCALE: 1/8" = 1'-0"

REAR ELEVATION – FULMER ELITE/NEWHAVEN
SCALE: 1/8" = 1'-0"

REAR ELEVATION – HOWE/ WETHERBY
SCALE: 1/8" = 1'-0"

REAR ELEVATION – SANDERS/ NEWHAVEN
SCALE: 1/8" = 1'-0"

REAR ELEVATION – HORTON ELITE/DEVONSHIRE
SCALE: 1/8" = 1'-0"

	5.15 Schedule Regulating Façade Materials - RM-1 - Region 1					
	Ordinance					
	Brick Natural Clay - Minimum 30%		Wood Siding, painted, t&g and batten siding - Maximum 50%		Asphalt Shingles - Maximum 50%	
Model/ Elevation	Meets	Deviation Req'd	Meets	Deviation Req'd	Meets	Deviation Req'd
Howe/ Newhaven - Front Elevation	X		X			X-55%
Howe/ Wetherby - Front Elevation		X - 23%	X		X	
Howe - Rear Elevation	X		X		X	
Horton Elite/ Devonshire - Front Elevation	X		X		X	
Horton Elite/ Newhaven - Front Elevation	X		X		X	
Horton Elite- Rear Elevation	X		X		X	
Horton Elite/ Devonshire - Side Elevation	X		X		X	
Horton Elite/ Newhaven - Side Elevation	X			X-56%	X	
Sanders/ Newhaven - Front Elevation	X		X		X	
Sanders/ Wetherby - Front Elevation		X-23%	X		X	
Sanders - Rear Elevation	X		X		X	
Fulmer Elite/ Devonshire - Front Elevation	X		X		X	
Fulmer Elite/ Newhaven - Front Elevation	X		X		X	
Fulmer Elite- Rear Elevation	X		X		X	
Fulmer Elite/ Devonshire - Side Elevation	X			X-53%	X	
Fulmer Elite/ Newhaven - Side Elevation	X			X-56%	X	

Plan View
Scale - 1" = 60ft

Statistics							
Description	**Symbol**	**Avg**	**Max**	**Min**	**Max / Min**	**Avg / Min**	**Avg / Max**
Non Residential Property Line	+	0.0 fc	0.7 fc	0.0 fc	N/A	N/A	0.0:1
Overall	+	0.2 fc	8.5 fc	0.0 fc	N/A	N/A	0.0:1
Residential Property Line	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A	0.3:1
Front Elevation		2.4 fc	66.7 fc	0.0 fc	N/A	N/A	0.0:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
	P1	8	Lithonia Lighting	DSX0 LED P3 30K 70CRI BLC4	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control	6340	0.9	68.95	15'
	P2	1	Lithonia Lighting	DSX0 LED P3 30K 70CRI T5W	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 5 Wide	8955	0.9	68.95	20'
	W1	201	Generation Lighting	8790901-12	Large one Light Lantern	1707	0.9	13.7	6'

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

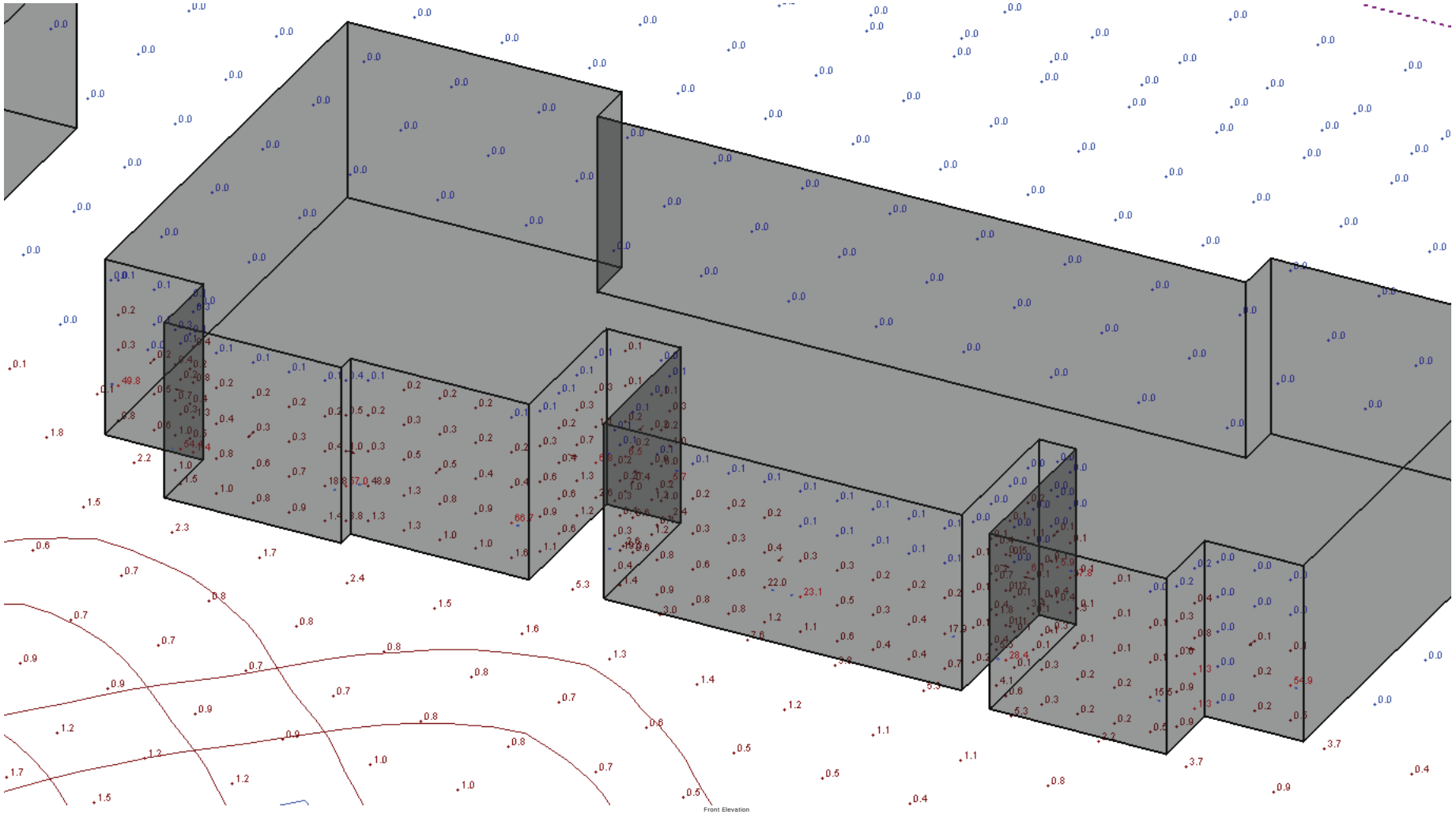
FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

ELM CREEK
PHOTOMETRIC PLAN
PREPARED FOR: SIEBER KEAST LEHNER
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
DS/BK
Date
08/22/2022
rev. 11/16/2022
rev. 03/21/2023
rev. 02/08/2024
Scale
See Drawing
Drawing No.
#22-79230 V4



ELM CREEK
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rev. 02/08/2024
Scale
See Drawing
Drawing No.
#22-79230 V4

PROJECT NARRATIVE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

February 15, 2024

Lindsay Bell, Senior Planner AICP
City of Novi – Planning Division
45175 Ten Mile Road
Novi, MI 48375

Re: Elm Creek by Toll Brothers (fka Meadowbrook Towns), Meadowbrook Road, Planned Rezoning Overlay

Dear Ms. Bell,

Please accept the attached plans as our resubmittal for the proposed rezoning of the 36.68-acre property located along the west side of Meadowbrook Road, south of 12 Mile Road, from OST to RM-1 with a Planned Rezoning Overlay (PRO). The proposed PRO now includes two phases, the first of which includes 67 attached townhome units, on 23.7 acres with associated infrastructure improvements. The second phase of the PRO is conceptual and proposes a maximum density of 5.4 units per acre which is in line with the maximum density for the RM-1 zoning district (assuming three-bedroom units). Additional details, deviations, and setback restrictions regarding phase two are included in the PRO plans. Our previous submittal included 80 units in Phase 1, that number has been reduced to 67 units due to soil conditions on the site which make constructability of the additional 13 units extremely challenging.

The townhomes proposed in phase one will be "for sale" with individual owners in each unit. The common areas and exteriors of all units will be managed and maintained by a community homeowners association. The proposed townhomes will range in size between 1800 and 2200 square feet with 2-car front entry garages. The total development cost of phase one of the project is estimated to be approximately $17 million. The specific details regarding the types of units in phase two would be identified through a PRO Amendment prior to a preliminary site plan submittal for that phase.

While existing commercial uses surround the proposed site, the property remains relatively secluded from those uses as large undisturbed buffers exist adjacent to the existing commercial properties located east, north, and west of the site. The existing natural features, City Woodlands and Wetlands on-site, provide buffers to the existing commercial properties and allow for a residential use to integrate seamlessly with the surrounding area. The first building is also setback approximately 400-feet from Meadowbrook Road which will help to preserve the commercial corridor that currently exists.

The proposed residential use also provides for a much less impactful development. Due to the large amounts of wetlands and woodlands on-site, a commercial use on the property would result in significantly more disturbance to natural features. A conceptual office park layout on the property, given

the OST underlying zoning, resulted in 4 additional acres of disturbed area versus the disturbed area proposed in the Elm Creek PRO.

Associated with the PRO rezoning of the property will be several public benefits which would otherwise not be possible under the existing OST zoning designation. Offsite sidewalk extensions both north and south of the frontage along Meadowbrook Road are proposed to fill sidewalk gaps and provide walkability that doesn't currently exist. The proposed sidewalk extensions along Meadowbrook Road will include design, construction, and easement acquisition (if necessary). If easements cannot be secured, then 1.5x the cost of the sidewalk will be paid to the City to complete those extensions in the future. This sidewalk extension will allow residents to access the trailhead located at Beacon Hill Park. The updated PRO plans include the installation of a bicycle repair station at the park at a location chosen by the City. Also, the revised plans include a sidewalk connection to the access road west of the site. This provides future residents an opportunity for walkability to the residential development to the west of the site as well as the potential to reach 12 Oaks Mall on foot. The proposed site plan allows for the preservation of 8.38 acres of City Woodlands and 3.02 acres of City Wetland on-site that will remain natural in perpetuity. In addition to the natural features that will be preserved, 0.75 acres of wetland mitigation will also be provided by expanding the existing wetlands near Meadowbrook Road. Finally, the proposed site plan includes a nature trail and overlook that will allow future residents to directly benefit from the preserved natural features on-site. The benefits provided above are intended to serve both phases of the PRO.

The RM-1, PRO rezoning proposes several conditions for approval. Those conditions include the preservation of 8.38 acres of City Woodland, 3.02 acres of City Wetlands, and a density not to exceed 2.8 dwelling units per acre (du/ac) in phase one and a density of 5.4 du/ac in phase two for an overall maximum density of 3.3 du/ac. As previously mentioned, the current plan is an overall reduction in the number of units in phase one from 80 to 67 as the plan has eliminated three buildings going from 17 buildings to 14 buildings. The buildings were eliminated from the plan due to soil conditions in that area of the property. In addition to the conditions outlined above, the PRO plan included with this submittal outlines proposed setbacks, open space, landscaping, and community amenities, all of which will be considered conditions of approval for both phases of the PRO.

As outlined in the PRO ordinance, we are requesting several PRO Zoning Ordinance Deviations. The proposed deviations and their descriptions for phase one are listed below. Proposed deviations for phase two are identified in the PRO plans.

1. Zoning Ordinance (ZO) Section 5.15 – Façade Deviation
    a. Please refer to the ZO Section 5.15 façade deviation request chart below for requested deviations. The deviation chart has also been provided on the architectural elevations shown in the PRO plan.

	5.15 Schedule Regulating Façade Materials - RM-1 - Region 1					
	Ordinance					
	Brick Natural Clay - Minimum 30%		Wood Siding, painted, t&g and batten siding - Maximum 50%		Asphalt Shingles - Maximum 50%	
Model/ Elevation	Meets	Deviation Req'd	Meets	Deviation Req'd	Meets	Deviation Req'd
Howe/ Newhaven - Front Elevation	X		X			X-55%
Howe/ Wetherby - Front Elevation		X - 29%	X		X	
Howe - Rear Elevation	X		X		X	
Horton Elite/ Devonshire - Front Elevation	X		X		X	
Horton Elite/ Newhaven - Front Elevation	X		X		X	
Horton Elite- Rear Elevation	X		X		X	
Horton Elite/ Devonshire - Side Elevation	X		X		X	
Horton Elite/ Newhaven - Side Elevation	X			X-56%	X	
Sanders/ Newhaven - Front Elevation	X		X		X	
Sanders/ Wetherby - Front Elevation		X-29%	X		X	
Sanders - Rear Elevation	X		X		X	
Palmer Elite/ Devonshire - Front Elevation	X		X		X	
Palmer Elite/ Newhaven - Front Elevation	X		X		X	
Palmer Elite- Rear Elevation	X		X		X	
Palmer Elite/ Devonshire - Side Elevation	X			X-53%	X	
Palmer Elite/ Newhaven - Side Elevation	X			X-56%	X	

2. ZO Section 5.5.3.A.ii – Landscape Berm Screening
    a. A ZO deviation is requested to not provide a 4-foot, 6-inch to 6-foot high landscape berm on a proposed RM-1 district adjacent to an OST district. This deviation is requested due to significant grade changes near property lines, and to preserve existing natural features including City regulated woodlands and wetlands. Steep grade changes, along with proposed site grading near property boundaries, mimic a landscape berm, while maintaining existing vegetation for screening which we believe is an enhancement over a newly planted landscaped berm.
3. ZO Section 5.5.3.B.ii – Right of Way Landscaping
    a. A deviation to the required street trees and berm along Meadowbrook Road due to the existing wetlands and underground utilities.
4. ZO Section 3.1.7.D – Side and Rear Setback
    a. A ZO deviation is requested to reduce the side and rear setbacks from 75 feet to 50 along the north, east, and west property lines. The deviation is requested to cluster the buildings in the northern portion of the site while preserving the City Woodlands and Wetlands in the southern portion of the property.
5. ZO Section 3.6.2.B – Setback
    a. A ZO deviation is requested to reduce the side and rear setbacks from 75 feet to 50 along the north, east, and west property lines. The deviation is requested to cluster the buildings in the northern portion of the site while preserving the City Woodlands and Wetlands in the southern portion of the property.
6. ZO Section 3.8.2.D – Orientation of Buildings to the Property Lines
    a. A deviation is requested to revise the required orientation of the buildings from 45 degrees to the property line to 90 degrees. This allows for a more uniform site layout with all of the units backing to open space/wooded areas.
7. ZO Section 5.10 – Perpendicular Parking to "Major" Road
    a. A deviation is requested to allow for perpendicular parking on a major drive. This deviation is requested due to the impracticality of providing a minor road given the site constraints (woodlands, wetlands, property configuration).

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

Thank you for your consideration of our application and we look forward to working together throughout the RUD process. Should you have any questions, or need any additional information, please feel free to contact me any time via phone at 248-305-4020, or email at shansen@tollbrothers.com.

Sincerely,

DocuSigned by:
Scott Hansen
3C357FA824924E7...

Scott Hansen, PE
Land Development Director
Toll Brothers, Inc.

PLANNING REVIEW

PLAN REVIEW CENTER REPORT

Planning Review

March 13, 2024

JZ 22-28 ELM CREEK

Zoning Map Amendment No. 18.737

APPLICANT

Toll Brothers, Inc

REVIEW TYPE

PRO Concept Plan: Formal Submittal
Rezoning Request from OST Office Service Technology to Low-Density Multiple Family RM-1 with a Planned Rezoning Overlay

PROPERTY CHARACTERISTICS

Section	14	
Site Location	West side of Meadowbrook, south of Twelve Mile Road; 22-14-200-043	
Site School District	Novi Community School District	
Current Site Zoning	OST, Office Service Technology	
Proposed Site Zoning	RM-1, Low-Density Multiple Family	
Adjoining Zoning	North	OST, Office Service Technology
	East	OST, Office Service Technology
	West	RM-1, Low-Density Multiple Family, and RC, Regional Center
	South	OST, Office Service Technology
Current Site Use	Vacant	
Adjoining Uses	North	Office buildings
	East	Office, Vacant, Single Family Home
	West	Multifamily Residential
	South	Vacant
Site Size	Gross: 37.11 Acres; Net: 28.8 Acres	
Parcel ID's	50-22-14-200-043	
Plan Date	February 15, 2024	

PROJECT SUMMARY

The subject property is located on the west side of Meadowbrook Road, south of Twelve Mile Road in Section 14 of the City of Novi. The property to be rezoned totals about 37.11 acres and contains significant areas of regulated woodlands and wetlands. The applicant is proposing to develop a 121-unit multiple-family residential development. The development consists of 21 townhouse-style buildings. All units are two stories tall at average grade. The development proposes a public street network with one entrance off Meadowbrook Road. The applicant is requesting to rezone the site from Office Service Technology (OST) to Low-Density Multiple Family (RM-1) with a Planned Rezoning Overlay.

A unique feature of this property is that the northern roughly 23-acre area is owned by one entity, Lakeside/Novi Land Partnership, while the southern 13.6-acre area is "owned" by another entity, Singh VI LP. The quotes are around the word "owned" because there was never a formal split of this overall parcel, only a private agreement. As far as the City records are concerned this is one roughly 37-acre parcel. In the initial submittal, only the northern portion was proposed for rezoning.

In this Formal PRO Plan, the entire parcel is proposed to be rezoned to RM-1, and the owner of the southern portion has submitted a letter stating that they agree to be bound by the terms of the PRO Agreement, should it be approved. Any deviations from City codes not identified in such agreement would require the applicant to request an amendment of the PRO Agreement.

PRO OPTION

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from OST to RM-1), and the applicant submits a conceptual plan for development of the site. After Staff and consultant review, the proposed request goes through initial review by the Planning Commission and City Council. Each of those bodies will provide feedback and comments on whether the project meets the eligibility criteria for the PRO process.

The applicant can then make any changes to the Concept Plan based on the feedback received, and resubmit for formal review, which is the current step in the process. The Planning Commission holds a public hearing and makes a recommendation to City Council. The City Council reviews the Concept Plan, and if the plan receives tentative approval, it directs the preparation of an agreement between the City and the applicant, which also requires City Council approval. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi.

RECOMMENDATION

Staff recommends approval with some additional modifications. The proposed use is not consistent with the 2016 Master Plan; however, the residential building type and layout appears to be a better fit for the site given the extensive natural features present and soil conditions. The identified benefits of rezoning are construction of off-site sidewalk gaps, permanent preservation of woodland and wetland areas on-site, and the installation of a bicycle repair station at the Beacon Hill Trailhead. **The applicant should consider whether City Council's comments regarding screening, consideration of older adult homebuyer needs, and public benefits could be further addressed**.

Very little detail is provided for the "Phase 2" area of the project. No boundary/topographic survey is provided for the southern area (ie, that area owned by Singh), and no tree survey is provided. The proposed plan for the southern area is very conceptual. Any development proposed for the phase 2 area would require an amendment of the PRO Agreement by all parties if it does not conform to the agreed upon terms.

PLANNING COMMISSION

The Planning Commission held Public Hearings on December 7, 2022 and October 11, 2023, to review and make comments on the proposal's eligibility for using the Planned Rezoning Overlay option. Comments made at that time are reflected in the meeting minutes and are summarized here:

- An adjacent landowner suggested that the closest residential building to Meadowbrook Road should be moved even further west, to a setback of approximately 600 feet from the road, to further decrease the visibility of the project.
- A Novi resident suggested more of the units should have first floor living, with a primary bedroom on that floor, to be more accommodating to the senior population. He also raised concerns about the divided ownership of the two phases of the project, and not having enough information about the Phase 2 portion.

- Concerns about traffic congestion at the single entrance point from Meadowbrook Road and impacts to wetlands were mentioned in a letter received by the Commission from an adjacent landowner.
- Commissioners stated more information should be provided to compare a likely development scenario under the current zoning (OST) to the proposed residential development in terms of woodland and wetland impacts, and traffic impacts.
- Commissioners thought it was significant that a residential PRO development had previously been approved for this site, and they would like to see the layout that was proposed at that time.
- Commissioners thought the residential use could be an aesthetic enhancement for the area with the preservation of woodland and wetland areas compared to an OST use.
- Commissioners mentioned more clarity and definition of the Phase 2 portion of the project would help to strengthen the justification for the PRO process.
- Commissioners stated that additional strategies to make more of the units accommodating to seniors would be a benefit to the community.

CITY COUNCIL

The City Council provided feedback at its meeting on November 20, 2023, on the proposal's eligibility for using the Planned Rezoning Overlay option. Comments made at that time are reflected in the meeting minutes, and comments are summarized here:

- Councilmembers thought landscape screening to adjacent OST parcels should be the burden of the applicant, not adjacent landowners.
- Councilmembers expressed concerns about the parcel having two separate owners, and wanting to ensure any legal agreements are able to align expectations between all parties.
- Councilmembers are interested in seeing as many first floor living options as possible to address resident's desires for aging in place.
- Councilmembers would like the applicant to minimize the number of tree removals, and to replace as many trees as possible on-site rather than paying into the Tree Fund.
- Councilmembers asked the applicant to consider options for additional public benefits that would outweigh the detriments that might be caused by approving this rezoning request, since what they had proposed would mostly serve the residents of this development, and not the broader public.
- Councilmembers noted that while the renderings from Meadowbrook in the spring and fall show there will be screening of the buildings, the applicant should consider whether the plantings will also provide screening in the winter.

The applicant's response letter should address the comments from Commissioners and Councilmembers.

REVIEW CONCERNS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), Section 7.13 (Amendments to Ordinance) and any other applicable provisions of the Zoning Ordinance. **Please see the attached chart for additional information pertaining to ordinance requirements.** Items in **bold** below must be addressed and incorporated as part of the next submittal:

1. Future Land Use: The City's Future Land Use map indicates Office Research Development Technology for this site, which corresponds to the OST – Office Service Technology district. The

OST district does not permit residential uses, but there are residential uses directly west of the subject property. **The applicant's requested zoning category, RM-1, is not consistent with the Master Plans' recommendation for this area. The density recommended on the Future Land Use Map for a portion of this area is 15.2 dwellings per acre, while the applicant is proposing 3.36 du/ac. The proposal is a fairly low-density development compared to what could be built under the OST District, which could result in greater areas of wetland and woodland preservation.**

2. Ownership and Phasing: Two different entities control the north and south portions of this single property. Generally stated, this condition was created back in 2000 when Taubman "sold" the overall property to Singh Development, giving Singh a deed for part of it (the southern part)—without ever getting a formal split/division approved by the City—and then later foreclosed on the other part of it (the northern part now at issue). That southern part does not have the needed public road access to be approved for a split, and so the City has declined over the years to grant that split.

   Whereas a previous submittal only proposed rezoning of the northern portion of the property, the applicant now proposes to rezone the entire parcel. The record title "owner" of the southern portion has submitted a letter stating they agree and acknowledge that all of the property owned by Singh will be included in and subject to the rezoning and PRO Agreement. The road network is now proposed to be public, and extends through the southern portion. **The southern portion is designated in the Concept Plan as Phase 2 on sheet 4. Very few details are provided for this area of the site, so a thorough review of compliance with applicable ordinances is not possible. Some deviations are requested for the southern portion including for landscape berms, building orientation, minimum distance between buildings, and parking on the major drive. If the PRO Agreement is approved, the applicant would need to comply with all other ordinance requirements, or seek an amendment of the Agreement if additional deviations are needed or if the layout or style of the buildings were to change. Wetland delineations and a woodland tree survey have not been provided at this time to determine impacts to natural features.**

3. Usable Open Space: The applicant has stated the deck/patio space on the units are a standard element of construction. The applicant has also indicated a 50-foot width with the 5-foot gravel pathway in order to qualify as usable open space. The walking pathway has also been rerouted to create a loop, and an overlook area is proposed on the western end. **A similar looped pathway is also proposed for the Phase 2 portion, however the exact area included in the calculation is not shown on the plan.**

4. Wetland Mitigation: The applicant has revised the layout for Phase 1 to reduce the wetland impact to 0.43 acre, which results in 0.75 acre of mitigation area required. That mitigation area is proposed to be constructed on-site in the eastern area north of the entrance from Meadowbrook Road. **Phase 2 wetland impacts and any required mitigation have not been shown, and would be expected to conform to Code of Ordinance requirements at the time of site plan submittal.**

5. Street Names: The Project and Street Naming Committee approved the development name Elm Creek, and street names *Forestview Trail* and *Creekview Trail.* **The plans continue to show the east-west street as Elm Creek Drive, which was not approved by the Committee. Please change the street names to those approved, or request new names.**

6. Plan Review Chart: **The attached chart provides additional comments on many of the Ordinance review standards. Please refer to it in detail.**

7. Other Reviews:

a. **Engineering:** Engineering recommends approval of the PRO Concept Plan, but comments noted should be addressed in a response letter or revised submittal. Negative impacts to public utilities are not expected with the requested change to residential use. Additional comments shall be addressed at the site plan stage if the rezoning is approved.
b. **Landscape:** Landscape review recommends approval with the condition that fencing be extended to provide additional screening.
c. **Traffic:** Traffic review notes that the applicant would need a deviation for the parking areas on the major drive. The traffic study shows that the proposed rezoning would result in fewer vehicle trips compared to possible development under current zoning standards. Therefore, the rezoning would be unlikely to cause negative impacts to the traffic system. Traffic recommends approval.
d. **Woodlands:** Approval is recommended with additional comments to be addressed in the site plan submittal. The site measures 37 acres, nearly all of which is covered by regulated woodlands. For Phase 1, the plan proposes a total of 746 regulated tree removals requiring 1,424 Woodland Replacement Credits. Currently the applicant proposes to plant 195 credits on site, 85 credits earned for preserving non-regulated trees, and payment into the Tree Fund for the remaining credits. Details for Phase 2 removals are not provided. Woodland permits would be required.
e. **Wetlands:** Wetlands notes that wetland impacts will require both a Wetland Permit, Wetland Buffer Authorization, and wetland mitigation. A wetland permit from EGLE is also required. The applicant proposes to construct 0.75 acre of mitigation on-site.
f. **Façade:** Façade notes that the elevations provided are now in compliance with the minimum ordinance standards, but do not qualify as a "benefit" under the PRO ordinance. Façade does not recommend approval as the PRO Ordinance requires an "enhancement" of a project area.
g. **Fire**: Fire has additional concerns to be addressed at the time of site plan submittal. Conditional approval is recommended provided those comments will be addressed in future submittals.

LAND USE AND ZONING: FOR SUBJECT PROPERTY AND ADJACENT PROPERTIES

Figure 1: Current Zoning

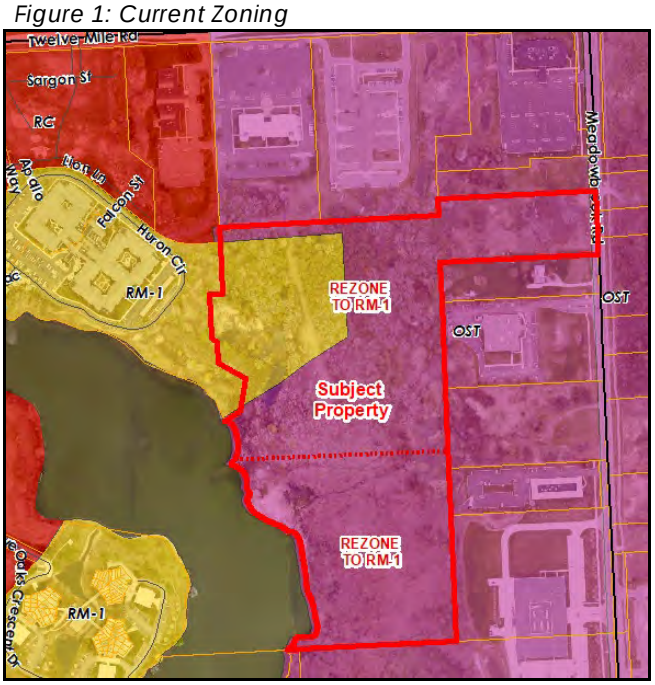
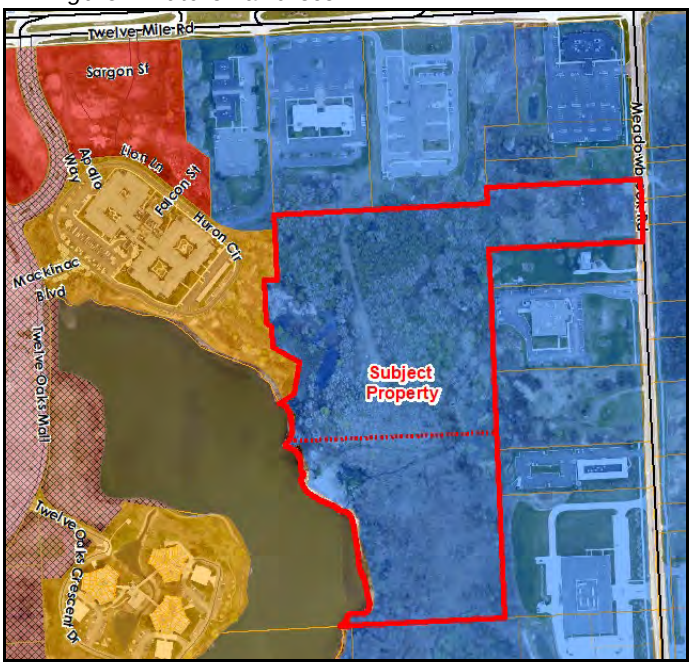


Figure 2: Future Land Use



The following table summarizes the zoning and land use status for the subject property and surrounding properties.

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	OST: Office Service Technology and RM-1 Multiple Family	Vacant	Office Research Service and Technology (Uses consistent with OST)
Northern Parcels	OST: Office Service Technology	Office	
Eastern Parcels	OST: Office Service Technology	Single Family Residential, Office, Vacant	Office Research Service and Technology (Uses consistent with OST)
Western Parcels	RM-1: Multiple Family	Multi-family residential	Office Research Service and Technology (Uses consistent with OST)
Southern Parcels	OST: Office Service Technology	Vacant	

Compatibility with Surrounding Land Use

The subject property is located along the west side of Meadowbrook Road, south of Twelve Mile Road and east of Twelve Oaks Lake. It is surrounded by existing office development to the north and east. The area to the south is currently undeveloped, but zoned Office Service Technology. To the west is the Waltonwood senior living facility, which is zoned for multiple-family residential. Most of the surrounding properties are developed, but there are some parcels that are currently vacant. The proposed use is not consistent with the surrounding existing uses to the north, east and south based on current Zoning requirements. However, it would be consistent with the development to the west.

Figure 3: Names of surrounding developments and businesses

The applicant's narrative notes that the target market of the proposed development is "empty nesters" looking to downsize to a community without needing to worry about exterior maintenance. They note this is an underserved market in Novi. The townhomes would be for-sale units ranging in size between 1,800-2,200 square feet with attached 2-car front entry garages.

The narrative states that there are natural buffers in place that will shield the residential units from the surrounding commercial uses. The undisturbed woodland and wetland areas on the site and surrounding properties would allow the proposed use to "remain relatively secluded" from the commercial properties. However, as noted there are several undeveloped properties adjacent that could develop under the OST zoning district, which could result in greater conflicts with the residential use. Existing developed properties could also change hands, with new occupancy that may result in greater noise or other undesirable impacts. Rezoning to residential will also have impacts on the undeveloped properties, which will now be required to construct a 4-6 foot berm between their property and the proposed residents. The two parcels north and south of this property that front Meadowbrook are very narrow, so the additional berm requirement would impact the ability to develop those two parcels. That additional burden should be shouldered by the applicant, which is creating the non-compatibility, however the creation of berms would also cause greater impacts to the wetland and woodlands present. The applicant has added 8-foot vinyl fencing at the property line behind buildings 16 and 17 to help provide additional screening. Fencing may be needed in additional areas as well in lieu of berms.

Comparison of Zoning Districts

The following table provides a comparison of the current (OST) and proposed (RM-1) zoning classifications. It is not a direct comparison between the two uses, given that the two uses are clearly distinct from each other. It is a change of use from Office to Residential. The requirements for building setbacks, buffering and lot coverage are also different between the two districts.

	OST (EXISTING)	RM-1 (PROPOSED)
Principal Permitted Uses	Professional and Medical offices; Data processing and computer centers; Laboratories; Research, testing, design & development, technical training; Hotels; Higher learning institutions; Motion picture, TV, & radio production facilities; Facilities for human care; Public parks/parkways, outdoor recreation; Public utilities; Financial institutions; Indoor/outdoor recreation facilities; Day care centers and adult day care; Sit down restaurants	Multiple-family dwellings; Independent and congregate elderly living facilities; Two-family dwellings; Shared elderly housing; One-family dwellings; Farms & greenhouses; Public parks, parkways, and outdoor recreation; Cemeteries; Home occupations; Family day care homes
Special Land Uses	Retail business and retail service; Restaurants, sit down and drive-through	Convalescent homes, assisted living facilities, hospice care facilities and child care centers
Lot Size	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Ordinance.	See Section 3.8.1
Lot Coverage		25%

	OST (EXISTING)	RM-1 (PROPOSED)
Building Height	46 ft. or 3 stories, whichever is less	35 ft or 2 stories, whichever is less
Building Setbacks	Front: 50 feet Rear: 50 feet Side: 50 feet Exterior side yard setbacks same as front yard	Front: 75 feet Rear: 75 feet Side: 75 feet Exterior side yard setbacks same as front yard
Parking Setbacks See 3.6.2. for additional conditions	Front: 20 feet Rear: 20 feet Side: 20 feet Exterior side yard setbacks same as front yard	Subject to 3.8 RM-1 and RM-2 Required Conditions

DEVELOPMENT POTENTIAL

The land is currently vacant. Development under the current OST zoning could result in a substantial amount of Office or Research & Development building space being constructed. In the narrative provided, the applicant states that a commercial development on this property would result in significantly greater disturbance of the woodlands and wetlands on the site. They estimate that an additional 4 acres of disturbed area would result from an office park development on the northern portion. No conceptual layouts or building sizes were included with the submittal. There have been no formal submittals for development proposals in the last decade for the subject property.

In 2005, a Planned Rezoning Overlay was approved for this property by City Council, which changed the zoning from OST to RM-2 High Density Residential subject to the terms of a PRO Agreement. That development, known as Uptown Park, consisted of 201 for-sale condominium units (overall density of 6.43 dwelling units per acre). The development never got underway, and so the PRO Agreement and Rezoning expired and the zoning classification reverted to OST. (Under the revised Zoning Ordinance, a PRO Agreement no longer expires and runs with the land.)

The current concept plan proposes a development of 121 units (density of 4.2 dwellings per net acre) for a low-density multifamily development, which is below the 5.4 maximum density allowed for three-bedroom units in the RM-1 zoning district (627 total number of rooms allowed, 484 rooms proposed). The buildings are clustered along the north and eastern portions of the property, which allows for some preservation of sensitive wetland and woodland areas, but also makes the units closer to the existing office uses in the surrounding area. The applicant is proposing a deviation to allow 50-foot setbacks, which are consistent with the current OST zoning, rather than the 75-foot setback required for RM-1 zoning.

The Master Plan for Land Use does not anticipate residential uses of this property, so no density guidelines are provided on the plan except for the northwestern portion that is currently zoned RM-1, which indicates 15.2 du/ac. The site is adjacent to high tech office developments to the east and north, and the zoning to the south will also remain OST. Some potential conflicts with the adjacent users could be the noise and disruption of truck traffic, including loading and unloading functions, on the proposed residents. The closest residential unit is shown to be 80 feet from the dumpster enclosure of one commercial establishment to the east. To the north, the developed properties are further from the property line, with the closest parking areas at least 130 feet and buildings 220 feet away, which will provide a greater buffer.

2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

The proposed use is currently not recommended by the 2016 Master Plan for Land Use. The following objectives as listed in the Master Plan are applicable for the proposed development. However, at this time the plan follows only a few. **The applicant should consider revisions to the plan to comply with as many goals as possible. Please refer to staff comments in bold.**

1. **General Goal: Quality and Variety of Housing**
    a. Provide residential developments that support healthy lifestyles. Ensure the provision of neighborhood open space within residential developments. **The development proposes the required sidewalks along the public streets, a connection to the west along the secondary emergency drive, as well as a gravel walking path through the woods for residents. A substantial portion of the site is to remain undeveloped in open space. Design, construction and easement acquisition for sidewalks are also proposed off-site to the north and south along Meadowbrook Road as a public benefit.**
    b. Safe housing and neighborhoods. Enhance the City of Novi's identity as an attractive community in which to live by maintaining structurally safe and attractive housing choices and safe neighborhoods. **The development proposed would provide a safe and attractive housing choice.**
    c. Maintain existing housing stock and related infrastructure.
    d. Provide a wide range of housing options. Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly. **The unit sizes and types could appeal to a variety of buyers who prioritize minimal maintenance, smaller unit sizes, and natural surroundings.**

2. **General Goal: Community Identity**
    a. Maintain quality architecture and design throughout the City. **The proposed elevations meet the minimum required Façade Ordinance standards. Please refer to the façade review letter and consider enhanced quality materials that would exceed the minimum.**

3. **General Goal: Environmental Stewardship**
    a. Protect and maintain the City's woodlands, wetlands, water features, and open space. **The concept plan proposes removal of regulated woodlands and wetland impacts, however a greater amount of disturbance would be likely if the property were to develop as an office facility compared to the proposed residential units. The applicant estimates 4 additional acres would be cleared if developed under OST zoning. The layout minimizes disturbance of natural features by grouping buildings along two roads. The applicant has proposed to preserve remaining wetland and woodland features in conservation easements.**
    b. Increase recreational opportunities in the City. **The Concept plan proposes recreational opportunities for the residents. The applicant proposes to fill two off-site gaps totaling about 314 feet as a benefit to the public, as well as building the required sidewalk along their frontage. The applicant has added a pedestrian connection from the west side of the property to the developments near Twelve Oaks Mall. This would connect the proposed residential development to the existing regional retail and restaurant amenities available in the area. There is also a looped gravel path proposed on the site that would include an overlook area near Twelve Oaks Lake. The applicant shall provide details of the proposed seating area at the outlook on future plans.**
    c. Encourage energy-efficient and environmentally sustainable development through raising awareness and standards that support best practices. **The applicant should consider sustainable, energy-efficient and best-practice design for site elements and building materials, such as LEED recommended strategies.**

4. **General Goal: Infrastructure**
    a. Provide and maintain adequate water and sewer service for the City's needs. **Please refer to the Engineering memo.**

b. Provide and maintain adequate transportation facilities for the City's needs. Address vehicular and non-motorized transportation facilities. **Please refer to comment for item b under General Goal 3. See also the Engineering Review which recommends providing a full road connection to the proposed Lion Lane of the Griffin Novi development. This route is recommended in the City's Master Plan for Land Use as a future roadway.**

5. General Goal: Economic Development / Community Identity

a. Ensure compatibility between residential and non-residential developments. **Please refer to comments about compatibility with surrounding development earlier in this review.**

MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Section 7.13.2). Within the process, which is initiated by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval which must be reflected in the Concept Plan and or the PRO agreement.

The PRO conditions must be in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new zoning district. *Development and use of the property shall be subject to the more restrictive requirements shown or specified on the PRO Plan, and/or in the PRO Conditions imposed, and/or in other conditions and provisions set forth in the PRO Agreement.*

The following conditions for development could be included in the PRO Agreement:

1. Preservation of 8.38 acres of City regulated woodlands **(Placement in conservation easement would not normally be required, so this would be more restrictive than required.)**
2. Preservation of 3.02 acres of City regulated wetlands **(Placement in conservation easement would not normally be required, so this would be more restrictive than required.)**
3. On-site wetland mitigation will be provided in accordance with the Wetland and Watercourse Protection Ordinance.
4. Overall density shall not exceed 3.3 dwelling units per acre (**More limiting than the 5.4 dwelling units per acre allowed in the RM-1 District**)
5. Providing the community amenities shown in the PRO Concept Plan, including the nature trail and overlook with seating. **(Greater area of usable open space than required in RM-1 District.)**
6. A sidewalk connection extending to the west along the secondary emergency access road.
7. Screening to adjacent properties including fences and landscaping as shown in the PRO Plan.

Additional conditions to be included in the PRO Agreement, if it should be approved, will likely be added during the review process.

ORDINANCE DEVIATIONS

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that "***each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas.***" Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. A proposed PRO

agreement would be considered by City Council only after tentative approval of the proposed concept plan and rezoning.

The Concept Plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the applicant's Concept Plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The previous concept plan required 8 deviations. The revised submittal has reduced that number to 6.

The following are Ordinance deviations that have been requested by the applicant. **Staff comments are in bold.**

1. **Side and Rear Setbacks** *(Sec 3.1.7.D and 3.6.2.B):* A Zoning Ordinance deviation is requested to reduce the side and rear setbacks from 75 feet to 50 feet along the north, east, and west property lines. The deviation is requested to cluster the buildings in the northern portion of the site while preserving City Woodlands and Wetlands in the southern portion of the property. **This layout does appear to avoid a greater amount of woodland and wetland areas.**

2. **Building Orientation** *(Sec. 3.8.2.D):* A Zoning Ordinance deviation is requested to revise the required orientation of the buildings from 45 degrees to the property line to 90 degrees. This allows for a more uniform site layout with all of the units backing up to open space/wooded areas. **All buildings are either parallel or perpendicular to property lines abutting non-residential districts. This deviation has been requested and granted for many residential projects in the City in the last 5 years.**

3. **Distance Between Buildings** (*Sec. 3.8.2.H*): A Zoning Ordinance deviation is requested to allow a minimum distance of 30 feet between buildings on the same side of the street. **Based on the information provided by the applicant, the calculated minimum distance would be between 33.72 feet and 34.9 feet, so the deviation is relatively minor.**

4. **Parking along Major Drives** *(Sec. 5.10):* A Zoning Ordinance deviation is requested to allow for perpendicular parking on a major drive. This deviation is requested to due to the impracticality of providing a minor road given the site constraints (woodlands, wetlands, and property configuration). **Angled and perpendicular parking is permitted on a minor drive, but not on a major drive; on-street perpendicular parking for guests is proposed the Major Drive in four locations. The placement of these parking areas are not near the main entrance.**

5. **Landscape Berms** (Sec. 5.5.3.A.ii): A Zoning Ordinance deviation is requested to not provide a 4-foot, 6-inch to 6-foot high landscape berm on a proposed RM-1 district adjacent to an OST district on the north and east sides of the property. This deviation is requested due to significant grade changes near property lines, and to preserve existing natural features including City regulated woodlands and wetlands. An 8-foot high vinyl fence is proposed along one portion of the site where the homes are closest to these areas to provide visual and audible screening. **The proposed fence and maintaining existing vegetation for screening is an enhancement over a newly planted landscaped berm. Additional fence should be provided along the south side of the main entry road as described in the Landscape Review.**

6. **Right-of-Way Landscaping** (Section 5.5.3.B.ii): A deviation to the required street trees and greenbelt berm along Meadowbrook Road due to the existing wetlands and underground utilities.

All deviations from the ordinance requirements shall be identified and included in PRO Agreement. Any additional deviations identified during Site Plan Review (after the Concept Plan and PRO Agreement is approved), will require amendment of the PRO Agreement.

APPLICANT'S BURDEN UNDER PRO ORDINANCE

The Planned Rezoning Overlay ordinance (PRO) requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 7.13.2.D.ii states the following:

1. *(Sec. 7.13.2.D.ii.a) The PRO accomplishes the integration of the proposed land development project with the characteristics of the project area in such a manner that results in an enhancement of the project area as compared to the existing zoning that would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
2. *(Sec. 7.13.2.D.ii.b) Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement such that the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay. In determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.*

IDENTIFYING BENEFITS TO PUBLIC RESULTING FROM THE REZONING AND THE PROPOSED DEVIATIONS

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and that the benefits to the public of the proposed PRO rezoning would clearly outweigh the detriments. The following benefits are suggested by the applicant (as listed in their narrative) as resulting from the development proposal:

1. The applicant proposes to fill two off-site sidewalk gaps along Meadowbrook Road adjacent to the north and south totaling 314 feet as a benefit to the public. The sidewalk extensions will include design, construction, and easement acquisition, if necessary. **The plans also now include a sidewalk extension along the western emergency access road, which will allow non-motorized access to the mall area via the proposed sidewalk of the Griffin Novi project.**
2. The proposed site plan allows for the preservation of 7.06 acres of City Woodlands and 3.02 acres of City Wetland on-site that will remain natural in perpetuity. **It is beneficial to the public to have additional wetland and woodland areas permanently protected within conservation easements.**
3. The proposed Concept plan includes a nature trail and overlook amenity that will allow future residents to directly benefit from the preserved natural features on-site. **While the nature trail is a pleasant amenity, it is also a requirement of the RM-1 district to provide 200 square feet of usable open space per unit. The trail is counted toward meeting this requirement, which means it would be possible to achieve this benefit absent the PRO process. The applicant has proposed a looped path and exceeds the open space requirements, which offers greater benefit. The calculation for Phase 2 indicates the open**

space requirement is exceeded by 43%. These will be private amenities, so the benefits are specific to the residents of this community, and not the broader public.

4. The applicant has offered to install a bicycle repair station in the trailhead park at the corner of Twelve Mile Road and Meadowbrook Road. **While this amenity would provide a benefit to the general public, it would be a fairly minor investment of approximately $1,000-2,000. Additional needs at this location include a shade structure and benches.**

This is a PRO in which the applicant seeks both a rezoning and a list of ordinance deviations. In Staff's opinion the proposed benefits to the community could be further enhanced, and we have offered some suggestions for the applicant to consider in this and the other review letters.

NEXT STEP: PLANNING COMMISSION PUBLIC HEARING

The Planning Commission will hold a public hearing on the rezoning request from OST (Office Service Technology) to RM-1 (Multiple Family Low Rise Residential) with a Planned Rezoning Overlay. Following the public hearing, they will make a recommendation to City Council whether to approve or deny the request, or may postpone making a recommendation if they determine additional information or changes are needed. **The next available agenda would be April 24th. Please let me know no later than March 21 if you would like to be placed on this agenda.**

CITY COUNCIL CONSIDERATION

After the Planning Commission makes its recommendation, the PRO Concept Plan will be scheduled for consideration by the City Council. If the City Council grants tentative approval at that time, they will direct the City Attorney to draft a PRO Agreement describing the terms of the rezoning approval. Once the PRO Agreement has been drafted and approved by the applicant's attorney, it will return City Council for final approval.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.

Lindsay Bell

Lindsay Bell, *AICP,* Senior Planner

PLANNING REVIEW CHART: RM-1 with PRO Rezoning

Review Date: March 8, 2024
Review Type: PRO Concept Plan – Revised Initial Submittal
Project Name: **JZ22-28 Elm Creek PRO**
Location: West of Meadowbrook Road, South of Twelve Mile
Plan Date: February 15, 2024
Prepared by: Lindsay Bell, Senior Planner
E-mail: lbell@cityofnovi.org; **Phone:** (248) 347-0484

*Items in **Bold** need to be addressed by the applicant with next submittal. Items in **Underlined Bold** are possible deviations identified. Underlined items need to be addressed during the Site Plan phase. Italic items are to be noted.*

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan (adopted July 27, 2017)	Office, R&D, Technology	121-unit attached residential development with PRO overlay;	**No**	*Proposed rezoning is not consistent with the 2017 Master Plan*
Area Study	The site does not fall under any special category	NA	NA	
Zoning (Effective January 8, 2015)	OST Office Service Tech; RM-1 Low Rise Multiple Family	RM-1 Low Density Low-rise Multi-Residential District	**No**	*Rezoning proposed - Subject to new PRO Ordinance*
Uses Permitted (Sec 3.1.23.B & C)	Office and Service Uses Sec. 3.1.23.B. - Principal Uses Permitted. Sec. 3.1.23.C. – Special Land Uses Permitted.	Multiple Family Residential – 121 units	**No**	*Uses proposed would be permitted in RM-1 district*
Phasing	Provide phase lines and detail description of activities in each phase	Phase 1 (north): 67 units Phase 2 (south): 54 units	Yes	
Planned Rezoning Overlay Document Requirements (Section 7.13.2 and SDM: Site Development Manual)				
Narrative (Section 7.13.2) The statement should include the following:	Statement of eligibility for PRO Approval: Describe the rezoning requested including uses proposed, justification for why it makes sense	Provided in narrative		*See Planning Review for detailed comments*
	How does the project constitute an overall benefit to the public that outweighs any material detriments or could otherwise be accomplished without the rezoning?	Provided in narrative		*See Planning Review for detailed comments*
	Deviations and Conditions proposed for inclusion in the PRO Agreement (i.e., Zoning	Provided in narrative		*See Planning Review for detailed comments*

Item	Required Code		Proposed	Meets Code	Comments
	Ordinance deviations, limitation on total units, height or uses, etc)				
Traffic Impact Study Site Development Manual	Required regardless of site size, with requirements in SDM		Previously provided	Yes	*See previous TIS Review from Traffic Consultant for comments*
Community Impact Statement (Sec. 2.2)	Required in certain situations (SDM link: Site Development Manual)			NA	*Not required as does not meet threshold*
Rezoning Sign Details (Site Development Manual)	Installed within 15 days prior to public hearing Located along all road frontages		Signage posted in fall of 2022	Yes	
Residential: Height, bulk, density and area limitations (Sec 3.1.8.D)					
Frontage on a Public Street. (Sec. 5.12)	Frontage on a Public Street is required		The site has frontage and access to Meadowbrook Road	Yes	
Minimum Zoning Lot Size for each Unit: in Acres (Sec 3.8.1)	RM-1 and RM-2 Required Conditions		Phase 1: 23.7 acres total site size, with 4.49 ac wetlands Net area: 18.85 acres		
Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.8.1)			Phase 2: 12.98 acres, 3.03 acres wetland Net site area: 9.95 ac		***Wetland areas have not been flagged or verified for Phase 2 – all approximate***
Open Space Area (Sec 3.1.8.D)	200 sf Minimum usable open space per dwelling unit For a total of 67 dwelling units, required Open Space Phase 1: 13,400 SF Phase 2: 10,800 Refer to definitions for Usable Open Space and Open Space		Phase 1 Open Space Plan provided Sheet 6; 5' wide gravel path to overlook area and individual unit decks shown as usable open space – total of 61,024 sf Phase 2 – 15,400 sf (unit decks and open space around walking path)	Yes Yes	**Usable open space would need to be confirmed during site plan approval as not indicated on plans**
Maximum % of Lot Area Covered (By All Buildings)	25%		Phase 1: 14% Phase 2: 19%	Yes	
Building Height (Sec. 3.20)	35 ft. or 2 stories whichever is less		Median building height 26.5 feet – max roof height of 33 feet	Yes	
Minimum Floor Area per Unit (Sec. 3.1.8.D)	Efficiency	400 sq. ft.	Not proposed	NA	
	1 bedroom	500 sq. ft.	Not proposed	NA	
	2 bedroom	750 sq. ft.	Not proposed	NA	
	3 bedroom	900 sq. ft.	Units shown are 2000-2200 sf	Yes	

Item	Required Code		Proposed	Meets Code	Comments
	4 bedroom	1,000 sq. ft.	Not Proposed	NA	
Maximum Dwelling Unit Density/Net Site Area (Sec. 3.1.8.D)	Efficiency	5%	Not proposed	Yes	**Phase 2 notes indicate maximum density of 5.4 du/ac of net site area**
	1 bedroom	10.9 Max 20%	Not proposed		
	2 bedroom	7.3	Not proposed		
	3+ bedroom	5.4	Phase 1 3.55 du/ac Total site: 23.7 Acres ROW Area: 0.36 Acres Wetlands: 4.49Acres Net Site Area: 18.85 Acres		
Residential Building Setbacks (Sec 3.1.8.D)					
Front (along Meadowbrook Rd)	75 ft.		> 75 ft 50 ft. on E side	Yes **No**	*Additional setbacks required by Sec 3.6.2.B* **Deviations requested by applicant to allow 50-foot setbacks on north, east and west of property;** Phase 2 buildings appear to meet all setback requirements of current property configuration
Rear (West)	75 ft.		50 ft.	**No**	
Side (North & South)	75 ft.		N: 50 ft. S: 90 ft.	**No** Yes	
Parking Setback (Sec 3.1.8.D) (Sec 3.1.12.D) Refer to applicable notes in Sec 3.6.2					
Front (along Meadowbrook Rd)	20 ft.		20 ft. on all sides. Parking is provided in the garage and in front of the garage. Proposed parking along the streets meets the setback requirements	Yes	
Rear (West)	10 ft.			Yes	
Side (North & South)	10 ft.			Yes	
Residential: Note to District Standards (Sec 3.6.2)					
Building structure setback (Sec 3.6.2.B)	Other than single family or 2-family, building setback shall be minimum of whichever is greater: 1) height of main building; 2) 75 feet; or 3) setback listed in Section 3.1 (50 ft front)		Setbacks are not all 75 feet	**No**	**Deviations requested by applicant as noted above for Phase 1**
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a		No exterior side yards	NA	

Item	Required Code	Proposed	Meets Code	Comments
	setback equal to front yard.			
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Wetlands exist in several areas of the site; impacts proposed	**No**	*See Wetland Review letter for detailed comments*
RM-1 and RM-2 Required Conditions (Sec 3.8)& (Sec 3.10)				
Total number of rooms (Sec. 3.8.1)	Total No. of rooms < Net site area in SF/2000 **836,788 SF/2000 = 418** **Full site:** **1254,528 sf/2000 = 627 rooms**	Total number of rooms = 67 units x 4 rooms = 268 rooms With phase 2: 121 x 4 rooms = 484	Yes	
Public Utilities (Sec. 3.8.1)	All public utilities should be available	All public utilities are available	Yes	*See Engineering Review for detailed comments*
Maximum Number of Units (Sec. 3.8.1.A.ii)	Efficiency < 5 percent of the units	Not Proposed	NA	
	1-bedroom units < 20 percent of the units	Not Proposed	NA	
	Balance should be at least 2-bedroom units	All are 3-bedroom units	Yes	
Room Count per Dwelling Unit Size (Sec. 3.8.1.C) *An extra room such as den, library or other extra room count as an additional bedroom	**Dwelling Unit Size** / **Room Count ***		Yes	
	Efficiency / 1	Not proposed		
	1 bedroom / 2	Not proposed		
	2 bedroom / 3	Not proposed		
	3 or more bedrooms / 4	4		
Setback along natural shore line (Sec. 3.8.2.A)	A minimum of 150 feet along natural shore line is required.	Over 400 feet proposed	Yes	
Structure frontage (Sec. 3.8.2.B)	Each structure in the dwelling group shall front either on a dedicated public street or approved private drive.	All structures front on proposed public drives	Yes	
Maximum length of the buildings (Sec. 3.8.2.C)	A single building or a group of attached buildings cannot exceed 180 ft.	~132 feet proposed	Yes	
Modification of maximum length (Sec. 3.8.2.C)	Planning Commission may modify the extra length up to 360 ft. if		NA	

Item	Required Code	Proposed	Meets Code	Comments
	Common areas with a minimum capacity of 50 persons for recreation or social purposes			
	Additional setback of 1 ft. for every 3 ft. in excess of 180 ft. from all property lines.			
Building Orientation (Sec. 3.8.2.D)	Where any multiple dwelling structure and/ or accessory structure is located along an outer perimeter property line adjacent to another residential or nonresidential district, said structure shall be oriented at a minimum angle of forty-five (45) degrees to said property line.	Orientation of buildings do not appear to meet the minimum requirement for all buildings	**No**	**<u>Deviation requested by applicant for all buildings</u>**
Yard setback restrictions (Sec. 3.8.2.E)	Within any front, side or rear yard, off-street parking, maneuvering lanes, service drives or loading areas cannot exceed 30% of yard area	No off-street parking or loading area is proposed within side yards	Yes	
Off-Street Parking or related drives (Sec. 3.8.2.F) Off-street parking and related drives shall be…	No closer than 25 ft. to any wall of a dwelling structure that contains openings involving living areas or	Off-street parking areas more than 25 feet from buildings	Yes	
	No closer than 8 ft. for other walls or		Yes	
	No closer than 20 ft. from ROW and property line		Yes	
Pedestrian Connectivity (Sec. 3.8.2.G)	5 feet sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access.	5-foot Sidewalks shown along the internal streets	Yes	
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	Sidewalks proposed north and south of site on Meadowbrook as public benefit; Sidewalk connection along Emergency Access drive in NW corner	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	All sidewalks shall comply with barrier free design standards	Stated that they will comply	Yes	*Details will be reviewed during site plan stage*
Minimum Distance between the buildings (Sec. 3.8.2.H)	**(**Total length of building A **+** total length of building B **+** 2(height of building **+** height of building B)**)/**6	Minimum of 30 feet proposed, calculation shows 33-35 feet required	**No**	**Deviation requested to allow 30 ft minimum between all buildings**
Minimum Distance between the buildings (Sec. 3.8.2.H)	In no instance shall this distance be less than thirty (30) feet unless there is a corner-to-corner relationship in which case the minimum distance shall be fifteen (15) feet.	Buildings are min. of 30 ft. from each other	Yes	
Number of Parking Spaces Residential, Multiple-family (Sec.5.2.12.A)	Two (2) for each dwelling unit having two (2) or less bedrooms and two and one-half (2 ½) for each dwelling unit having three (3) or more bedrooms **Phase 1 67 Three-BR units, required spaces = 168 spaces Phase 2 54 three-BR = 135 spaces**	**Phase 1** 2-car garages provided in each unit (134) Driveway spaces (134) Guest surface (11) **Total parking: 279 spaces** **Phase 2** 2-car garages in each unit (108) Driveway spaces (108) Guest surface (9) **Total parking: 225 spaces**	Yes	
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	- 28 ft. two-way drives - Parking shown in garages and driveways - A few 9'x19' spaces	Yes	
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Closest parking is 325 feet from Meadowbrook ROW	Yes	
Barrier Free Spaces Barrier Free Code	2 accessible space (including 1 Van accessible) for every 26 to 50 spaces			**Review the requirements for ADA spaces for residential communities**

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Space Dimensions Barrier Free Code	- 8‘ wide with an 8’ wide access aisle for van accessible spaces - 8’ wide with a 5’ wide access aisle for regular accessible spaces			
Barrier Free Signs Barrier Free Code	One sign for each accessible parking space.			
Corner Clearance (Sec. 5.9)	No fence, wall, plant material, sign or other obstruction shall be permitted within the clear view zone above a height of 2 feet from established street grade	Corner clearance noted	Yes	
Minimum number of Bicycle Parking (Sec. 5.16.1) Multiple-family residential	One (1) space for each five (5) dwelling units **Ph 1 Required: 16 Spaces** **Ph 2 required: 11 spaces**	Phase 1: 16 spaces provided Phase 2: will comply at time of site plan approval	Yes	
Bicycle Parking General requirements (Sec. 5.16)	No farther than 120 ft. from the entrance being served	Provided in multiple locations	Yes	
	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations			
	Spaces to be paved and the bike rack shall be inverted “U” design Shall be accessible via 6 ft. paved sidewalk			
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Layout shown	Yes	
5.10 Additional Road Design, Building Setback, And Parking Setback Requirements, Multiple-Family Uses				
Road standards *(Sec. 5.10)*	A private drive network within a cluster, two - family, multiple-family, or non-residential uses and developments shall be built to City of Novi	Proposed roads are to be public	Yes	*Proposed roads are “major drive” with direct access to exterior public road*

	Design and Construction Standards for local street standards (28 feet back-to-back width)			
Major Drives	- Width: 28 feet - No perpendicular parking	Proposed major drives are 28 feet wide	Yes	
Minor Drive	- Cannot exceed 600 feet - Width: 24 feet with no on-street parking - Width: 28 feet with parking on one side - Parking on two sides is not allowed - Needs turn-around if longer than 150 feet	Shorter streets are minor drives – roads proposed are over 600 feet long	NA	
Parking on Major and Minor Drives	- Angled and perpendicular parking, permitted on minor drive, but not from a major drive; - minimum centerline radius: 100 feet - Adjacent parking and on-street parking shall be limited near curves with less than two-hundred thirty (230) feet of centerline radius - Minimum building setback from the end of a parking stall shall be 25 feet in residential districts.	Perpendicular parking is proposed in 4 locations on major drives Minimum centerline radius is not provided	**No**	**<u>Deviation requested to allow perpendicular parking on a major drive</u>**
Accessory and Roof top Structures				
Dumpster Sec 4.19.2.F	- Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces	Curb side trash pick-up planned	NA	

Dumpster Enclosure Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery	Not proposed	NA	
Roof top equipment and wall mounted utility equipment Sec. 4.19.2.E.ii	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building		NA	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.		NA	
Sidewalks and Other Requirements				
Non-Motorized Plan	Proposed Off-Road Trails and Neighborhood Connector Pathways.	Pathways planned as usable open space through natural areas	Yes	
Sidewalks (Subdivision Ordinance: Sec. 4.05)	Sidewalks are required on both sides of proposed drives	5' Sidewalks are proposed on both sides of the proposed private drive	Yes	
Public Sidewalks (Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)	A 8-foot sidewalk is required along Meadowbrook Road	Sidewalk proposed	Yes	
Entryway lighting Sec. 5.7	One streetlight is required per entrance.			Applicant to work with engineering and DTE on the location and type of the fixtures proposed in the right of way for residential community
Building Code and Other Requirements				
Building Code	Building exits must be connected to sidewalk		NA	

	system or parking lot.			
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).		Yes	**Refer to all review letters for additional information requested.** **Show any utility structures and mailboxes on the plans**
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Information provided	Yes	**(not considered a public benefit)**
Other Permits and Approvals				
Development/ Business Sign (City Code Sec 28.3) Sign permit applications may be reviewed an part of Preliminary Site Plan or separately for Building Office review.	The leading edge of the sign structure shall be a minimum of 10 ft. behind the right-of-way. Entranceway shall be a maximum of 24 square feet, measured by completely enclosing all lettering within a geometric shape. Maximum height of the sign shall be 5 ft.	Monument sign shown on north side of entry		
Development and Street Names	Development and street names must be approved by the Street Naming Committee	The project name "Elm Creek", and street names **Forestview Trail** and **Creekview Trail** were approved by the Committee		**Please only use the approved street names on the plan set.** If any changes are requested submit a new application
Property Split	The proposed property split must be submitted to the Assessing Department for	Not proposed at this time		If intended, a property split will need to be resolved with 2nd property owner to the

	approval.			satisfaction of the City;
Other Legal Requirements				
PRO Agreement (Sec. 7.13.2.D(3)	A PRO Agreement shall be prepared by the City Attorney and the applicant (or designee) and approved by the City Council, and which shall incorporate the PRO Plan and set forth the PRO Conditions and conditions imposed			If tentative approval is granted, Council will direct City Attorney to prepare the agreement, which will then be shared with applicant
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal	Not applicable at this moment		Provide any easements or agreements parcel is subject to If proposed, Master Deed draft shall be submitted prior to Stamping Set approval.
Conservation easements	Conservation easements may be required for woodland impacts	Wetland and woodland easements may be required, or offered as a public benefit		Draft documents would be required prior to stamping set approval.
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky		NA	
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Provided	Yes	
Lighting Plan (Sec.5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures	Not provided		Provide lighting spec sheets in the plan set at the time of final site plan submittal
	Photometric data	Provided	Yes	
	Fixture height	7'-20'	Yes	

	Mounting & design	Not shown		
	Glare control devices (Also see Sec. 5.7.3.D)	Not shown		
	Type & color rendition of lamps	LED	Yes	
	Hours of operation	Not shown	NA	
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)	20' max	Yes	
Required Conditions (Sec. 5.7.3.B)	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation	Notes provided on sheet 3	Yes	
Security Lighting (Sec. 5.7.3.H) Lighting for security purposes shall be directed only onto the area to be secured.	- All fixtures shall be located, shielded and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred		TBD	
Required Conditions (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1		NA	**See Text Amendment 18.301 for revised standards of Sec. 5.7.3.O**
Color Spectrum (Sec. 5.7.3.F)	Multi-family: i. Min Color Rendering Index (CRI) of 70 ii. Correlated Color Temp (CCT) < 3000 Kelvin	3000K noted for P1 and P2 fixtures	TBD	**Note new standard – please provide data to verify compliance**
Min. Illumination (Sec. 5.7.3.L)	Parking areas: 0.2 min	0.2 min	Yes	
	Loading & unloading areas: 0.4 min		NA	
	Walkways: 0.2 min		NA	
	Building entrances, frequent use: 1.0 min		NA	
	Building entrances, infrequent use: 0.2 min		NA	

Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.M)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	0.7 max shown	Yes	
Cut off Angles (Sec. 5.7.3.N)	when adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle	0.3 max shown	Yes	
Residential Developments (Sec. 5.7.3.O)	i. Provide lighting at each entrance to major thoroughfare, with min 0.2 fc, and max height of 25 ft ii. May deviate from 5.7.3.L requirements as long as parking lots, property lines, and security is provided	Entrance light shown, 20 ft height, 0.9-0.5 fc Meets requirements at these locations	Yes	

NOTES:
1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW

PLAN REVIEW CENTER REPORT

3/13/2024

Engineering Review

Elm Creek PRO
JZ22-0028

APPLICANT

Toll Brothers, Inc

REVIEW TYPE

Revised PRO Concept Plans

PROPERTY CHARACTERISTICS

- Site Location: South of 12 Mile Road West side of Meadowbrook Road
- Site Size: 37.11 Acres
- Plan Date: 2/15/2024
- Design Engineer: Seiber Keast Lehner

PROJECT SUMMARY

- Construction of a 121 unit multi-family residential development with 67 units proposed in Phase 1, and 54 units proposed in Phase 2.

- Two water main connections are proposed for Phase 1, one connection is proposed to the existing 8-inch water main stub located at the southwest corner of 41795 Twelve Mile Road (parcel 22-14-200-031), and an additional connection is proposed to the 12-inch water main located at the west side of the property on a neighboring parcel (parcel 22-14-200-038), this connection will require an off-site water main easement. One water main connection is proposed for Phase 2, connection to the existing 8-inch water main stub located at the west side of 27333 Meadowbrook Road (parcel 22-14-200-044).

- Sanitary sewer service for Phase 1 would be provided by an off-site sanitary sewer extension across the frontage of the neighboring property to the south (parcel 22-14-200-010). Sanitary sewer service for Phase 2 would be provided by an extension from the existing 8-inch sanitary sewer stub on the southwest side of 27333 Meadowbrook Road (parcel 22-14-200-044).

- Stormwater would be collected by an on-site storm sewer collection system. Two detention basins are proposed for the entire development, additional information will be needed at the time of site plan submittal.

- Off-Site sidewalk extension is proposed, the sidewalk will be built along the right-of-way of Meadowbrook Road, and it will extend to neighboring properties to the north (parcel 22-14-200-045) and to the south (parcel 22-14-200-010) of the project area.

Recommendation

Approval of the revised PRO Concept Plan is recommended contingent upon the applicant addressing the following comments.

Items to the addressed with PRO Concept plan.

1. Water main should not be proposed in the rear yard of homes. A connection should be proposed to the existing 16-inch main on the east side of Meadowbrook Road rather than the proposed connection in the rear yards.

2. Overall development has proposed three T-turnarounds, one temporary turnaround at the southern portion of Phase 1 that will be removed when Phase 2 is constructed for the extension of Forestview Trail. Two permanent T-turnarounds are proposed, one located at the west side of Elm Creek Drive and the other is proposed in Phase 2 at the southern end of Forestview Trail.

   A. Temporary T-turnaround proposed as part of Phase 1 meets the city standard, if Phase 2 of this site plan does not move forward a cul-de-sac will be required at this location.
   B. T-Turnaround proposed at the west side of the development. This turnaround meets the city standard, but it is recommended that the applicant consider connecting Elm Creek Drive to Lion Lane, see comment 3.
   C. T-Turnaround proposed in Phase 2 located at the southern end of Forestview Trail, this turnaround MUST be changed to a cul-de-sac.

3. The applicant has proposed emergency access drive and off-site sidewalk connection to the private access road located on 42005 Twelve Mile Road (parcel 22-14-200-035). It is recommended that the applicant investigate connecting directly to the Griffin Novi parcel. The Development Griffin Novi has proposed a private road Lion Lane and sidewalk stubbed to the property line for future connection. Griffen Novi is owned by Singh Development LLC, the southern portion of the ELM Creek property is also owned by Singh Development.

   It appears that there is an existing 86' wide roadway easement over the southern portion of 42005 Twelve Mile Road (parcel 22-14-200-035), easement liber 21763, page 525.
   The sidewalk to the Griffin Development would allow for sidewalk connection to go all the way to Twelve Oaks Mall Drive, connection to Lion Lane would also allow ELM Creek residents to have secondary access to their site.

Items to be addressed at site plan submittal.

1. At the time of site plan submittal the applicant must use new stormwater standards adopted in 2024. Revised Engineering Design Manual is available on the city website **Engineering Design Manual.**
2. Applicant should note that emergency access easements should extend to public right-of-way. The two proposed emergency access roads would need to have easements extending to 12 Mile Road and Meadowbrook Road.

3. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation from water main and 10-foot horizontal clearance from sanitary sewer. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.

4. Show the locations of all light poles on the utility plan. Light poles in a utility easement will require a License Agreement

Water Main

5. Per Section 11-68 of the ordinances developments requiring more than 800 feet of water main shall have at least 2 connections and shall be a looped system. If phase 2 does not move forward the proposed dead end in Phase 1 does not meet the city standard, propose an alternate route if Phase 2 does not move forward.

6. Provide hydrant spacing for both phases. Hydrants shall be spaced approximately three hundred (300) feet apart as measured by an approved, unobstructed route accessible by fire apparatus in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, such spacing may be increased to no more than five hundred (500) feet apart.

7. Water main shall have the ability to serve at least three thousand (3,000) gallons per minute in apartment, cluster residential and similar complexes, institutional and school areas. Water mains are required to be extended along all road frontages abutting the proposed development at the direction of the city in accordance with the City of Novi Master Plan current edition for water main construction. Provide modeling calculations for both phases.

Irrigation Comments

8. The irrigation plans should be provided at time of site plan submittal, irrigation plans must be approved prior to stamping set submittal.

Sanitary Sewer

9. Provide a sanitary sewer basis of design for the development on the utility plan sheet. (Calculations should use peaking factor of 4.0 and 3.2 People/REU).

Storm Sewer

10. Plastic pipe is not allowed in the right-of-way Except ADS HP, the maximum allowable size for plastic storm sewer is 12-inch. (Smaller diameters are allowed for roof drains)

Storm Water Management Plan

11. Rather than a sediment forebay, a permanent water surface and storage volume are preferred. Refer to section 5.6.1 A. of the Engineering Design Manual for depth and volume requirements for wet detention basins.

12. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum running slope of 1V:5H, maximum cross slope of 3%, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.

13. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.

14. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high-water elevation of the groundwater table. Note the bottom of the detention facility must be a minimum of three (3) feet above the groundwater elevation.

15. A 25-foot vegetated buffer shall be provided around the perimeter of the storm water basin. This buffer cannot encroach onto adjacent lots or property.

Paving & Grading

16. Provide an emergency access gate at both ends of the proposed emergency access drive. The City's break-away gate detail (Figure VIII-K) can be found in Section 11-194 of the Code of Ordinances.

17. Emergency access road shall be designed to support a 35-ton fire truck. Standard detail for emergency access drive is provided in Figure VIII-K in Section 11-94 of the Code of Ordinance.

18. Cul-de-sac shall be designed in accordance with Figures VIII-F. The standard outside pavement radius of cul-de-sac shall be sixty (60) feet in industrial areas and fifty-four (54) feet in all other areas. Wherever cul-de-sacs contain islands, parking shall be prohibited along the island. The island radius shall be twenty-two (22) feet and standard pavement width shall be thirty-two (32) feet, back-to-back of curb. Islands will not be allowed in industrial areas.

19. Retaining walls that are 48-inches or larger shall need a permit from the Building Department. The Retaining walls plan sheet shall be signed and sealed by the design engineer responsible for the proposed retaining wall design and all associated calculations.

20. A License Agreement may be required for the proposed retaining wall if they are located within the water main and sanitary sewer easements.

21. Soil borings along the centerline of the proposed road will be required at 500-foot intervals per Section 11-195(d) of the Design and Construction Standards. A minimum of 6 borings meeting ordinance requirements will be acceptable.

Flood Plain

22. Show the impact and the current limits of the 100-year flood plain. Floodplain should be shown on all relevant sheets and indicate if any impact is proposed to the floodplain. Link to FEMA ARC GIS map: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd

Off-Site Easements

23. Any off-site utility easements anticipated must be executed **prior to Stamping Set Approval**. At time of site plan submittal drafts easements and a recent title search shall be submitted to the Community Development Department for review and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.

24. The following off-site easements have been proposed:

    - Off-site sidewalk easement parcel to the north (parcel 22-14-200-045)
    - ROW easement suggested for parcel to the south (parcel 22-14-200-010), applicant has proposed sanitary sewer to be extended across the frontage of this property and sidewalk across this property. It is recommended that instead of obtaining two off-site easements (sanitary and sidewalk easement) the applicant obtain one ROW easement from the property owner.
    - Off-site water main connection, and extension to parcel to the west (parcel 22-14-200-035)
    - Emergency access easements, one for Phase 1 and one for Phase 2.
    - Connections to utility stubs located at the property line will not require an easement, applicant should indicate on the plans if they may need to go outside of the existing 20-foot-wide easements.

The following must be submitted with the Preliminary Site Plan:

25. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Humna Anjum at (248)735-5632 or email at hanjum@cityofnovi.org with any questions.

Humna Anjum
Project Engineer

cc: Lindsay Bell Community Development
Adam Yako, Engineering
Ben Nelson, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW

PLAN REVIEW CENTER REPORT

February 29, 2024

Elm Creek PRO

Formal PRO Concept Plan – Landscaping Review

Review Type
Formal PRO Concept Plan Landscape Review

Job #
JZ22-0028

Property Characteristics

- Site Location: 43180 Nine Mile Road
- Site Acreage: 2.12 ac.
- Site Zoning: I-1
- Adjacent Zoning: North, West: RM-1, East, South: I-1
- Plan Date: 2/15/2024

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

RECOMMENDATION:

This project is **recommended for approval, contingent on screening fencing being added south of the entry drive as noted below.**

LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR PROPOSED LAYOUT:

- The required 4.5-6 foot landscaped berm is not provided along the east side of the property and along the south side of the connecting drive to Meadowbrook. The proposed alternatives are supported by staff contingent on the extension of the vinyl fence along approximately half of the entry drive (to buffer the homes along the drive). That requested section of fence has not been added, so the deviation is not supported by staff.
- It is possible that some of the street trees shown will not be able to be planted due to the utility layout (insufficient spacing between trees and underground lines) This would be a deviation that would not be supported by staff.
- A landscape deviation to not provide the required greenbelt berm and landscaping in the 113lf of existing wetland to be preserved. This is supported by staff.

Ordinance Considerations

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. A tree survey and chart are provided.
2. 195 trees and 9 credits of woodland seed will be planted to offset some of the required 1328 required credits. A donation to the tree fund will cover the remaining 1124 required restoration credits.
3. **Please see the Merjent letter for a detailed discussion of the wetlands and woodlands on the site.**
4. See the landscape chart for a discussion of the desired tree species for woodland

replacements.

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. The project is adjacent to OST property so a 4.5-6 foot tall landscaped berm with 80-90% opacity is required. A mix of alternative screening, including a vinyl fence behind plantings, double rows of plantings and densely planted evergreens, is proposed.
2. The south frontage along the drive from Meadowbrook also seems to have inadequate buffering from a future office building. Please extend the vinyl fence buffering used behind Buildings 13 and 14 along the property line south of the entry drive to a point equal to the eastern end of the eastern visitor parking bay.
3. The exhibit provided indicates that north of the site, on adjacent properties, are significant vegetated distances that will provide significant buffering from those businesses.
4. *Staff can support the deviation for the lack of berm due to the above factors if the fence extension is added.*

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

1. A landscape deviation is requested to not provide the required greenbelt berm and landscaping within an existing wetland to be preserved. *This deviation is supported by staff.*
2. The required greenbelt berm and landscaping are provided near the entrance.
3. **See the note regarding the entry island plantings on the landscape chart.**

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

No parking lot interior landscaping is required as only small bays are proposed. Perimeter trees are shown along all of the parking bays.

Multi-Family Landscaping:

1. Units: 194 of the required 201 trees are proposed, primarily as screening vegetation around the perimeter of the site. The species must be provided on Final Site Plans.
2. **The parking lot perimeter trees shown can be relabeled to be multi-family unit trees to make up the difference.**
3. Interior Drive trees:
   a. The required number of trees (93) are proposed along the interior drives
   b. In a number of locations, the underground utility layout does not provide room for the required trees. **Please revise the utility layout where necessary to provide the required spacing (4 feet behind the curb and 5 feet from the underground lines).**
4. Building Foundation Landscaping: A minimum of at least 35% of the buildings' faces will be provided, as is required.

Plant List (LDM 4, 10)

1. No plant list is provided.
2. It is expected that the plant list will be provided no later than the Final Site Plan and the species used will meet ordinance requirements.

Planting Notations and Details (LDM 10)

1. Provided
2. Please add the note regarding the seeding mix verification to the sheets near the seed mixes.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 3)

All required detention basin landscaping is proposed.

Irrigation (LDM 10)

A plan for an automatic irrigation system or information as to how the plants will be provided with sufficient water for establishment and long-term survival must be provided no later than the Final Site Plan.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader@cityofnovi.org.

Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Formal PRO Concept Plans

Review Date: February 29, 2024
Project Name: JZ22 – 0028: Elm Creek PRO
Plan Date: 2/15/2024
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org; Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.
Underlined items need to be addressed for Final Site Plan.

LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR PROPOSED LAYOUT:

- The required 4.5-6 foot landscaped berm is not provided along the east side of the property and along the south side of the connecting drive to Meadowbrook. *The proposed alternatives are supported by staff contingent on the extension of the vinyl fence along approximately half of the entry drive (to buffer the homes along the drive). That requested section of fence has not been added, so the deviation is not supported by staff.*
- It is possible that some of the street trees shown will not be able to be planted due to the utility layout (insufficient spacing between trees and underground lines). *This would be a deviation that would not be supported by staff.*
- A landscape deviation to not provide the required greenbelt berm and landscaping in the 113lf of existing wetland to be preserved. *This is supported by staff.*

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements – Basic Information (LDM (2))				
Landscape Plan *(Zoning Sec 5.5.2, LDM 2.e)*	• New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"-20' minimum with proper North. Variations from this scale can be approved by LA	• Site plan scale is 1"=60 ft • Detail plans are 1"=30'	Yes	Yes
Owner/Developer Contact Information *(LDM 2.a.)*	Name, address and telephone number of the owner and developer or association	Provided on landscape plan title bar	Yes	
Project Information *(LDM 2.d.)*	Name and Address	Location map is provided on landscape plan Sheet L-1	Yes	
Survey information *(LDM 2.c.)*	Legal description or boundary line survey	Survey and Descriptions on Sheet 2	Yes	
Landscape Architect contact information	Name, Address and telephone number of	Allen Design	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM 2.b.)	RLA/PLA/LLA who created the plan			
Sealed by LA. *(LDM 2.g.)*	Requires original signature	Copied seal and signature		Final stamping sets must have live LA signature
Miss Dig Note (800) 482-7171 *(LDM.3.a.(8))*	Show on all plan sheets	Yes	Yes	
EXISTING CONDITIONS				
Existing plant material **Existing woodlands or wetlands** *(LDM 2.e.(2))*	• Show location type and size. • Label to be saved or removed. • Plan shall state if none exists.	• Tree survey and tree charts are provided on Sheets L-4 and L-6 – L-8 • Tree numbers of trees to remain are shown on the landscape plan. • Trees being removed are indicated on the tree chart • Calculations for woodland replacements are provided. • Per the calculations provided, 1,328 replacement credits are required, 204 credits will be provided (including 9 credits for a seed mix to be planted beneath the large mass of replacement trees) and a contribution to the tree fund for the remaining 1124 trees will be made. • Wetlands are shown on same plan	• Yes • Yes • Yes • Yes • Yes • Yes	**1.** Although the calculations indicate that 204 trees were provided, only 194 woodland replacement tree symbols were found on the plan**.** Please add one more tree. 2. When selecting woodland replacement species, please remember that only 10% of the trees provided can be evergreens. 3. The diversity requirement does not apply to woodland replacement trees. 4. Please show the seed mix is found on L-1 or below (the callout only says "Sheet L"). 5. Please add a note stating that "*The contractor shall provide proof of the seed mix used to the city landscape architect in the form of a photo of the seed mix bag label or a copy of the seed invoice to rmeader@cityofnovi.org before spreading the seed*" with both the woodland seed and detention basin seed mixes.

Item	Required	Proposed	Meets Code	Comments
Natural Features protection				**Please be sure that proper buffers and protection for stream and lake are provided.**
Soil type *(LDM.2.r.)*	As determined by Soils survey of Oakland county	Soils information provided on cover sheet	Yes	
Zoning *(LDM 2.f.)*	Site: RM-1, OST Proposed: RM-1 with PRO North, East, South: OST West: RM-1,RC	Yes – on location map on Cover Sheet	Yes	
PROPOSED IMPROVEMENTS				
Existing and proposed improvements *(LDM 2.e.(4))*	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Landscape plan shows locations of buildings and drives	Yes	**Please revise the building numbers for Buildings 16 and 17 to 13 and 14 to coordinate with the civil plans.**
Existing and proposed utilities *(LDM 2.e.(4))*	Overhead and underground utilities, including hydrants	• Shown on landscape plan • A number of lines (water, storm) are placed such that there is insufficient room between the lines and the curb to plant the required street trees with required spacing	• Yes • No	**Please consider putting the water main on the building side of the sidewalks to provide better spacing from the street trees.**
Proposed topography - 2' contour minimum *(LDM 2.e.(1))*	Provide proposed contours at 2' interval	• Proposed spot elevations and contours are provided on Grading Plan • Proposed contours are provided on landscape plan	• Yes • Yes	
Clear Zones *(LDM 2.e.(5))*	25 ft. corner clearance required. Refer to Zoning Sec 5.5.9	Provided	Yes	
LANDSCAPING REQUIREMENTS				
Berms and ROW Planting				
• All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours • Berm should be located on lot line except in conflict with utilities. • Berms should be constructed with 6" of topsoil.				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements *(Zoning Sec 5.5.A)*	Residential adjacent to OST requires:	• No berm is proposed along	No	**1. A landscape deviation is required**

Item	Required	Proposed	Meets Code	Comments
	• 4.5-6 foot high landscaped berm with 5 foot wide crest. • Opacity 80% winter, 90% summer.	the north or east sides of the property. • A line of trees is proposed along the east property line, north property line and south of the entry drive. • A vinyl fence is also proposed along the eastern property line. • Dimensioned aerials are provided to show the existing conditions of the proposed buildings in relation to the adjacent property.		**for the lack of the required berm along the north, east and south property lines (along entry drive).** 2. *The deviation would be supported by staff if vinyl fencing was added south of the driveway to a point equal to the eastern edge of the parking pay along the entry.*
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
ROW Landscape Screening Requirements Chart *(Sec 5.5.3.B. ii)* ***(RM-1)***				
Greenbelt width (2)(3) (5)	• Adj to parking: 20 ft • Not adj to parking: 34 ft	397 ft	Yes	
Min. berm crest width	2 ft	No berm is proposed	No	1. A landscape deviation is requested to preserve the existing wetland area (113lf/3 trees) and the remaining frontage is too limited to create the required berm 2. *This deviation is supported by staff.*
Min. berm height (9)	3 ft	No berm is proposed	No	
3’ wall	(4)(7)	No wall is proposed in greenbelt		
Canopy deciduous or large evergreen trees Notes (1) (10)	• 1 tree per 35 lf • (264-113-57)lf/35 = 3 trees	• No trees or berm proposed in natural area to remain • 3 trees	No	1. A landscape deviation is requested to preserve the existing wetland area (113lf/3 trees) 2. *This deviation is*

Item	Required	Proposed	Meets Code	Comments
				supported by staff. With the deviation, the correct number of trees are provided
Sub-canopy deciduous trees Notes (2)(10)	• 1 tree per 35 lf • (264-113-57)lf/25 = 4 trees	• No trees or berm proposed in natural area to remain • 4 trees	No	See above
Canopy deciduous trees in area between sidewalk and curb	1 tree per 35 lf 120/35 = 3 trees	4 trees	Yes	
Multi-Family Residential (Sec 5.5.3.F.ii)				
Building Landscaping *(Zoning Sec 5.5.3.E.ii.)*	• 3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor. • 67 units * 3 = 201 trees • Up to 25% of requirement can be subcanopy trees	Only 194 multi-family unit trees were found	No	**1. Please add the missing trees to the plan.** 2. On the final site plan, please show the species of the trees. 3. The western tree in the entry island is planted in too narrow of an area for good survival. Either move it eastward into the "fat" part of the island or move it out of the island – the latter would be preferable. 4. **Multi-family unit trees can be used to meet the parking lot perimeter requirement that is currently met with parking lot landscape trees. This would offset the shortage noted above.**
Interior Street Landscaping	• 1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives. • Trees in boulevard	• 93 trees • Deficient spacing is provided between some of the utility lines and the curb to allow the required street trees	• Yes • No	**Please adjust utility lines locations where necessary to allow sufficient space for trees (4 feet behind curb and 5 feet from lines).**

Item	Required	Proposed	Meets Code	Comments
	islands do not count toward street tree requirement • (4534-1280)/35 = 93 trees			
Foundation Landscaping	35% of building façades facing road must be landscaped	The standard foundation planting detail indicates that 35%-40% of the units faces will be landscaped	Yes	
Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)				
General requirements *(LDM 1.c)*	• Clear sight distance within parking islands • No evergreen trees	• Only small parking bays are proposed • Calculations for the parking lot perimeter trees and trees are provided	• Yes • Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA	TBD	
General *(Zoning Sec 5.5.3.C.ii)*				
Parking lot Islands *(e,g,h,i)*	• A minimum of 200 SF to qualify • 200sf landscape space per tree planted in island. • 6" curbs • Islands minimum width 10' BOC to BOC	NA	NA	
Curbs and Parking stall reduction *(i)*	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	17' parking space with 7' sidewalk	Yes	
Contiguous space limit *(o)*	Maximum of 15 contiguous spaces	3 and 5 space bays are proposed	Yes	
Parking Lot Perimeter Trees *(iv)*	• 1 Canopy tree per 35 lf • Sub-canopy trees can be used under overhead utility lines.	Calculations are provided and 7 trees are proposed	Yes	Since the parking is only on one side of the road, only perimeter trees are required, and the requirement can be met with multifamily unit trees.
Parking land banked	NA	None		
Miscellaneous Landscaping Requirements				

Item	Required	Proposed	Meets Code	Comments
Plantings around Fire Hydrant *(j)*	• No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other utility structures. • Trees should not be planted within 5 feet of underground lines.	• All hydrants and utility lines are shown on the landscape plans. • Insufficient space is provided between some lines and the curb for the required street trees. • Correct spacing is provided for hydrants	Yes/No	**1. Please re-align the utility lines as necessary to provide sufficient space for all required trees.** **2. Please put the water mains under the sidewalk or on the other side of the sidewalk from the tree, as is done with the sanitary line.**
Landscaped area *(m)*	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	NA		
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA		Please indicate on the Final Site Plans
Snow deposit *(LDM.2.q.)*	Show leave snow deposit areas on plan in locations where landscaping won't be damaged	A note indicates snow will be deposited along the drives	Yes	
Transformers/Utility boxes *(LDM 1.e from 1 through 5)*	• A minimum of 2 ft. separation between box and the plants • Ground cover below 4" is allowed up to pad. • No plant materials within 8 ft. from the doors	No	TBD	1. Please show transformers and other utility boxes when their locations are determined. 2. If box locations are not determined by final site plans, add a note to plan stating that all utility boxes are to be landscaped per the detail. 3. Please add an allowance of 10 shrubs per box on the plant list and label as such
Detention/Retention Basin Planting requirements *(Sec. 5.5.3.E.iv)*	• Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 ft away from the permanent water line. • Canopy trees must be located at 1 per 35lf of	All required detention trees and shrubs are indicated	Yes	Woodland replacement trees are used to meet the detention tree requirement. This is allowed by ordinance.

Item	Required	Proposed	Meets Code	Comments
	the pond rim 10 feet away from the permanent water level • 10" to 14" tall grass along sides of basin • Refer to wetland for basin mix • Include seed mix details on landscape plan			
Phragmites and Japanese Knotweed Control *(Sec 5.5.7)*	• Note any locations of Phragmites australis or Japanese Knotweed on the site. • If some is found, add plans for its removal to the plans.	• Phragmites was found in wetlands on the site and located on the plans • Instructions for its removal are provided.	Yes	
Landscape Notes and Details– Utilize City of Novi Standard Notes				
Plant List (LDM 4) – Include all cost estimates				
Quantities and sizes		No plant list is provided	No	Provide plant list on landscape plans.
Root type		No plant list is provided	No	See above
Botanical and common names	• At least 50% of plant species used, not including seed mixes or woodland replacement trees, must be species native to Michigan. • The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4.	No plant list is provided		1. See above 2. Woodland replacement trees do not need to meet the tree diversity requirement. Please use quality species (beech, maples, elms, oaks, ironwood) to help restore some of the habitat that was lost or is being removed.
Type and amount of lawn		No		Need for final site plan
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No		Need for final site plan
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Multi-stem tree		Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys	Wood stakes, fabric guys.	Yes	Yes	
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	• Label contour lines • Maximum 33% slope • Constructed of loam • 6" top layer of topsoil	Detail is provided	Yes	If no berm is proposed this detail is not necessary.
Type of Ground Cover		Lawn	Yes	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole, 10 feet from structures, hydrants	NA		
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	A 4 ft high boulder retaining wall is proposed near the northwest corner of the property.		Please provide a detail for the wall.
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		A tiered wall may be required.
Notes (LDM 2.i) – Utilize City of Novi Standard Details				
Installation date *(LDM 2.l. & Zoning Sec 5.5.5.B)*	• Provide intended date • Between Mar 15 – Nov 15	Between Mar 15 – Nov 15	Yes	
Maintenance & Statement of intent *(LDM 2.m & Zoning Sec 5.5.6)*	• Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Yes		
Plant source *(LDM 2.n & LDM 3.a.(2))*	Shall be northern nursery grown, No.1 grade.	Yes		
Establishment period *(Zoning Sec 5.5.6.B)*	**2 yr. Guarantee**	Yes		
Approval of substitutions. *(Zoning Sec 5.5.5.E)*	City must approve any substitutions in writing prior to installation.	Yes		
General Landscape Requirements (LDM 3)				

Item	Required	Proposed	Meets Code	Comments
General Conditions *(LDM 3.a)*	Plant materials shall not be planted within 4 ft. of property line	A note indicates this.	Yes	
Irrigation plan *(LDM 2.s.)*	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No		**1.** Please add an irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival in the Final Site Plans, not stamping sets. **2.** The plan should meet the requirements listed at the end of this chart. **3.** If xeriscaping is used, please provide information about plantings included.
Landscape tree credit *(LDM11.b.(1)(f))*	• Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. • Refer to Landscape tree Credit Chart in LDM	30 saved trees are identified for which 85 credits are taken	TBD	**1. See the Merjent review for a discussion of the credits taken.** **2. If any of the credited trees are not allowed for credit based on the Landscape Design Manual, additional credits may be required to be planted or added to the tree fund donation.**
Plant Sizes for ROW, Woodland replacement and others (*LDM 11.b)*	• Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. • Refer to LDM section 11.b for more details	No plant list is provided		Include correct sizes on plant list.
Plant size credit *(LDM11.b)*	NA	No		
Prohibited Plants *(LDM 11.b)*	Do not use any plants on the Prohibited Species List	No plant list		
Recommended trees for planting under overhead utilities *(LDM 3.e)*	Label the distance from the overhead utilities	• Overhead lines on Meadowbrook Road are shown • They do not conflict with proposed trees	Yes	

Item	Required	Proposed	Meets Code	Comments
Collected or Transplanted trees *(LDM 3.f)*		None		
Nonliving Durable Material: Mulch *(LDM 4)*	• Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth • Specify natural color, finely shredded hardwood bark mulch. • Include in cost estimate.	Not noted		

NOTES:
1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

Irrigation System Requirements
1. Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
2. The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
3. The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
4. The RPZ must be installed a minimum of 12-inches above FINISHED grade.
5. Attached is a handout that addresses winterization installation requirements to assist with this.
6. A plumbing permit is required.
7. The assembly must be tested after installation with results recorded on the City of Novi test report form.

WETLAND & WOODLAND REVIEW

merjent

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March 6, 2024

Lindsay Bell
Planner – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to lbell@cityofnovi.org

Re: Elm Creek Planned Rezoning Overlay Wetland and Woodland Review (Formal Application; JZ22-28)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a site plan review of the planned rezoning overlay (PRO) for the formal PRO application for Elm Creek by Toll Brothers (site) prepared by Seiber Keast Lehner and Akken Design (rev. date 2/15/2024). Merjent reviewed the plan for conformance with the City of Novi's (City) Woodland Protection Ordinance, Chapter 37, and Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The site (parcel 50-22-14-200-043) contains City-regulated woodlands and City-regulated wetlands (Figure 1).

Woodlands

Woodland Recommendation: Merjent **recommends approval** of the Elm Creek PRO Formal Application **with the condition of alteration to the site plan replacement count**. The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	YES
Tree Replacement (Chapter 37, Section 37-8)	YES
Tree Protection (Fence; Chapter 37, Section 37-9)	YES
Woodland Conservation Easement (Chapter 37-30[e])	YES

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are present onsite. Note that both the woodlands and property limits depicted on the City map are considered approximations (Figure 1).

2. Merjent conducted a site visit on March 4, 2024 to review the site conditions as stated by Davey Resource Group's (DRG) review conducted on August 25, 2023. Site photographs are included in **Attachment A**.

3. As summarized on Sheet No. L-8, the plan has proposed the removal of 654 trees in Regulated Woodlands and the credit (non-woodland trees saved) of 85 trees. A **Woodland Use Permit** is

required to perform construction on any site containing regulated woodlands. The permit for this site will require Planning Commission approval. Although not stated on Sheet No. L-8, the total number of trees with critical root zone (CRZ) impacts is 92 trees.

4. **Woodland Replacement**. Based on a review of the plan, the following woodland replacements are required:

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	245	1	245
12-20	309	2	618
21-29	73	3	219
30+	11	4	44
Multi-stem	108*	Sum of Stem DBH/8 (rounded up)*	298
Total	746	-	1,424
		Tree credits in non-regulated woodland areas	- 85
		Total Replacements Required	**1,339**

*Some of the multi-stem trees contained DBH's less than eight inches and therefore, were not included in the calculation and were treated as a single-stem tree.

A review of the summary provided on Sheet No. L-8 and the tree survey results show a discrepancy with the values calculated above. **Attachment B** contains a review of the provided tree survey data. Upon review of the tree survey, **the following tree tags contained incorrect replacement values**:

- 289
- 2543
- 101600
- 102776
- 102892
- 103111
- 103360
- 103840
- 290
- 2597
- 101905
- 102881
- 102895
- 103268
- 103824

Before granting final site plan approval, the values above should be fixed, and the subsequent summary of replacements on Sheet Nos. L-1 and L-8 should be fixed. A copy of the full Excel file and table used to perform this review can be provided upon request. Only errors in replacement values have been provided in **Attachment B** for brevity.

Sheet No. L-1 provides a summary of the trees to be planted onsite in partial satisfaction of the replacement requirement: 195 trees planted and 9 trees allowed at 5% for woodland seeding (204 trees total). **Sheet No. L-1 should be modified** to state that **1,135 trees will be paid into the City of Novi Tree Fund**.

Woodland replacements shall be guaranteed for two growing seasons after the applicant's installation and the City's acceptance. A two-year maintenance bond in the amount of 25% of the value of the trees, but in no case less than $1,000, shall be required to ensure the continued health of the trees following acceptance. Based on a successful inspection two years after installation of the on-site

Woodland Replacement trees, the Woodland Replacement Performance Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection.

5. For tree replacement credits that will be planted on-site, a financial guarantee of $400/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee will be released after trees have been planted and approved by the City of Novi. The applicant must request a tree planting inspection. For the Elm Creek PRO, a **Woodland Replacement Financial Guarantee of $81,600** is required as part of the Woodland Use Permit fees to ensure a successful planting of on-site Woodland Replacement Tree Credits.

   The Applicant shall guarantee trees for two growing seasons after installation and the City's acceptance, per the City's Performance Guarantees Ordinance. A two-year maintenance bond in the amount of 25% of the value of the trees (**$20,400**), shall be required to ensure the continue health of the trees following acceptance (Chapter 26.5, Section 26.5-37).

   Note that the Applicant is responsible for requesting an inspection of the installed on-site Woodland Replacement Trees.

6. The Applicant will be required to pay into the **City of Novi Tree Fund $454,000** for the remaining 1,135 woodland replacements not planted on site (1,135 woodland replacement credits x $400/credit).

7. As stated in DRG's letter (August 25, 2023), a **woodland fence guarantee of $6,000** ($5,000 x 120%) is required per Chapter 26.5-37. The financial guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit.
   a. DRG requested that the cost to stake, install, and remove the tree protection fencing be added to Sheet L-3 in order to calculate woodland fence inspection fees. Prior to final site plan approval this should be added to either Sheet L-1 or L-3.

8. As stated in DRG's letter (August 25, 2023), the PRO formal application does not include the species to be planted on site for the woodland replacement credits. The final site plan must provide the list of woodland replacement species. All woodland replacement credits must be species native to Michigan.

9. Woodland Replacement Inspection, Woodland Guarantee Inspection, and Conservation Easement Information can be found in a letter provided by DRG on 10/17/2022.

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the Elm Creek PRO formal application **with the condition of setback edits** based on the comments provided below.

Upon review of published resources, the Site appears to contain or immediately borders:

☒ City-regulated wetlands, as identified on the City of Novi interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (Figure 2).

☒ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

☒ Wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website. NWI and MIRIS wetlands are identified by the associated governmental bodies' interpretation of topographic data and aerial photographs.

☒ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website.

The Mannik and Smith Group, Inc. (MSG) performed a previous review of a previous PRO Plan and provided a summary of their findings in a letter dated August 28, 2023. Merjent, Inc. performed a site visit on March 4, 2024 and concurs with MSG's findings. Photos from the site visit are included as **Attachment A**. Maps of public database reviews can be found in the MSG review performed on August 28, 2023. As previously summarized in MSG's August 2023 letter, the following table provides a summary of the Site wetlands and has been updated with the proposed impacts listed in the PRO formal application site plan (Sheet 3).

Wetland ID	Wetland Area within Site (acres)	Wetland Impact Area (acres)	Wetland Impact Volume (cu. yd.)	Wetland Setback Impact Area (acres)	Wetland Setback Impact Volume (cu. yd.)	Wetland Type*	EGLE Regulated†	City of Novi Regulated	Mitigation Required by Novi?
A	0.09	0.09	148	0.18	447	Emergent	No	Yes	
BEFG	1.99	0.07	420	0.49	1,186	Emergent	Yes	Yes	
C	0.72	None	None	None	None	Emergent and Scrub-shrub	Yes	Yes	NA
H	0.05	0.01	10	0.09	218	Emergent	Yes	Yes	
I	0.01	0.01	47	0.11	255	Emergent	No	Yes	
J	0.20	0.20	984	0.43	1,052	Forested	No	Yes	
K	0.09	None	None	0.16‡	None	Emergent	No	Yes	NA
L	0.23	0.05	38	0.52‡	1,678	Emergent	Yes	Yes	
M	0.03	None	None	0.06‡	427	Emergent	No	Yes	NA
Total	3.41	0.43	1,647	2.10	5,263				

*Obtained from both the site plan and a *Wetland Delineation Report* prepared by Niswander Environmental, LLC, dated November 2021.
†EGLE Regulated as identified on site plan.
‡Portion of or all of the setback impact area will be for wetland mitigation area construction.

Permits and Regulatory Status

The City of Novi Code of Ordinances, Chapter 12, Article V defines an essential wetland as meeting one or more of the criteria listed in subsections 12-174(b)(1) through (10).

Depending on development plans, the following wetland-related items may be required for this project:

Item	Required/Not Required*
Wetland Permit (specify Non-minor or Minor)	Required, Non-minor
Wetland Mitigation	Required, greater than 0.25 acre of wetland impact proposed
Environmental Enhancement Plan	Required
Wetland Buffer Authorization	Required
EGLE Wetland Permit	Required
Wetland Conservation Easement	Required

*Based on site plan dated rev. 2/15/2024

Wetland Review Comments

1. Upon comparison of the August 28, 2023 MSG letter and the current PRO formal application, no changes to the wetland impact area and wetland impact volume have occurred. MSG requested that mitigation construction setback areas be addressed for the associated wetlands (Wetland M, Wetland K, and Wetland L). These areas have been addressed in the PRO formal application.

2. The previous review from MSG did not identify the two separate portions of Wetland C within the proposed development area. The two separate portions have been included in the summary table above. No impacts are proposed to Wetland C.

3. Wetland M, Wetland K, and Wetland L have buffer impacts that are associated with a proposed wetland mitigation construction. This may be addressed in a future site plan with additional mitigation details, but it is unclear why fill is necessary for the construction of a mitigation area adjacent to Wetland M; unless the proposed 427 cubic yards of fill in the setback is associated with the final grading of the mitigation area. If this is the case, missing fill amounts may need to be addressed in a future site plan for the Wetland K setback area.

4. Merjent reviewed an EGLE Pre-application Letter (May 26, 2022) associated with *Site Name: 63-Meadowbrook Rd btwn Grand River Ave & 11 Mile Rd-Novi and Submission Number: HPD-NMR1-5SJXP; Novi, Oakland County* on the MiEnviro Portal Site Viewer. EGLE states that a permit is required for the proposed project. Additionally, EGLE states that mitigation may be required for EGLE-regulated impacts greater than 0.10 acre. A City of Novi Wetland Use Permit cannot be granted until a EGLE Permit is granted. Merjent and the City of Novi cannot provide a determination if EGLE will allow onsite mitigation to satisfy the requirements of their permit or if EGLE will require the purchase of mitigation bank credits for the size of the proposed mitigation. Should EGLE require mitigation to be satisfied through the purchase of wetland mitigation bank credits, the plan should be revised accordingly. As mentioned in MSG's August 2023 letter, the applicant is advised both City and EGLE requirements would apply to a mitigation plan, if applicable.
    a. The applicant shall submit a detailed wetland mitigation plan for approval concurrently with the Site Development Plan. Subsequent plans should provide detailed information regarding the proposed wetland mitigation area(s), and specifically contain all of the requirements listed in Section 12-176 – Mitigation, of the City of Novi Wetland Ordinance. The plan shall contain detailed wetland mitigation construction information (such as grading and planting plans as well as monitoring requirements and performance standards information).

5. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Article 24 of the Zoning Ordinance, Schedule of Regulations, states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change. This setback is *partially* addressed in the current site plan and was previously noted in MSG's previous review.
    a. Due to the proximity of Wetland BEFG to the proposed five-foot wide gravel path, the Applicant should update the Site Plan to verify that the five-foot wide gravel path is not within the 25-foot setback area of Wetland BEFG. There is a meander in the proposed five-foot wide gravel path that appears to potentially intersect the setback of Wetland BEFG.
    b. The Proposed Detention Basin A also appears to be in close proximity to Wetland C. Although it is likely not within the 25-foot setback, a buffer around Wetland C should be

added to verify that the Proposed Detention Basin A does not encroach on the 25-foot setback of Wetland C.

6. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland and 25-foot wetland buffer. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of proposed wetland mitigation areas (if necessary). This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland Use Permit.

7. The City of Novi requires the boundary lines of any watercourses or wetlands on the Site to be clearly flagged or staked and such flagging/staking shall remain in place throughout the conduct of permit activity. During Merjent's site visit on March 4, 2024 it was noted that the flagging from the delineation had begun deteriorating and falling off. Select photos are included in **Attachment A**. The site does not need to be re-flagged during the site plan review process, but prior to granting a Wetland Use Permit and construction the wetlands should be staked or flagged.

8. The cost to perform any wetland protection and restoration shall be listed on the site plan, per Chapter 26.5, Section 26.5-7 (b) of the City of Novi Code of Ordinances. A **Wetland Financial Performance Guarantee** in the amount of 120% of the cost to perform any wetland protection, restoration, and development will be collected prior to the granting of a Wetland Use Permit.

Should you have any questions or concerns with this review, please contact me via email at jason.demoss@merjent.com or via phone at (619) 944-3835.

Sincerely,

Merjent, Inc.

Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Woodlands Map
Figure 2 – City of Novi Wetlands Map
Attachment A – Site Photographs
Attachment B – Tree Survey Review

CC:
Diana Shanahan, City of Novi, dshanahan@cityofnovi.org
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Saumil Shah, AECOM, saumil.shah@aecom.com

Figure 1. City of Novi Regulated Woodlands Map
Approximate parcel boundary is shown in Red.
(Approximate) Regulated Woodland areas are shown in Green

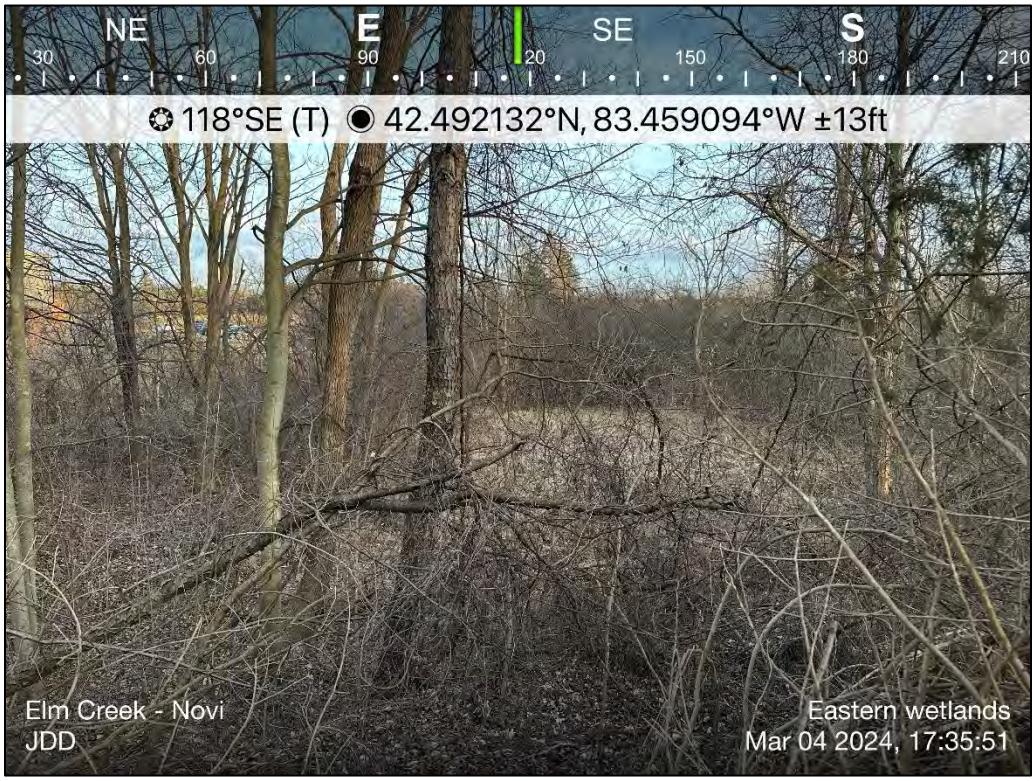
Figure 2. City of Novi Regulated Wetlands Map
Approximate parcel boundary is shown in red.
(Approximate) Regulated Wetland areas are shown in turquoise.

Attachment A
Site Photographs

Overview of the central portion of the site

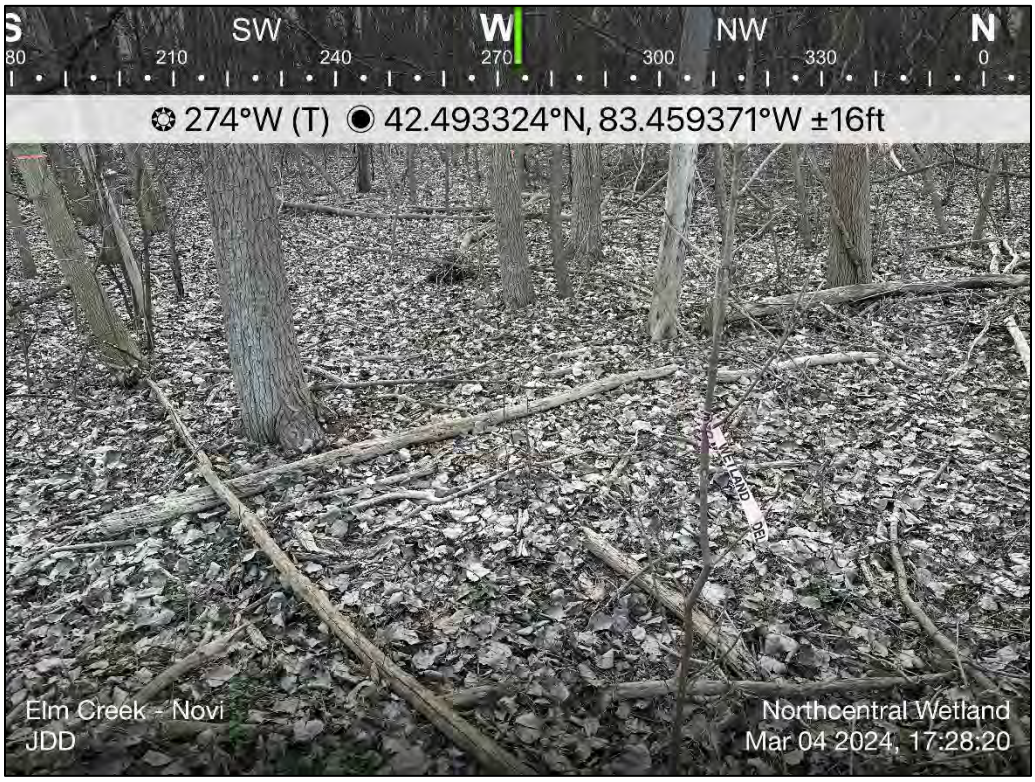
Overview of the eastern site boundary. Wetland H is in the background.

Overview of the eastern site boundary.



Overview of Wetland H.

Overview of Wetland H.



Overview of Wetland J that contained faded wetland flagging and torn wetland flagging.

Overview of the northeastern site, where mitigation is proposed.

Overview of Wetland K with a faded wetland flag.

Close up of Wetland M with a faded and torn wetland flag.

Attachment B
Tree Survey Review

merjent

Attachment B

Tree Survey Summary

Tag No.	Diameter	Common Name	Botanical Name	Condition	Status	Required Replacement (site plan)	Multi-stem Replacement (site plan)	Replacement verification	Single-stem Correct?	Multi-stem Verification (rounded)	Multi-stem correct?	Multi-stem non-rounded
289	30	Eastern Cottonwood	*Populus deltoides*	Good	CRZ	3		4	No			
290	20	Black Walnut	*Juglans nigra*	Good	CRZ	1		2	No			
2543	30	Eastern Cottonwood	*Populus deltoides*	Good	Remove	3		4	No			
2597	30	Eastern Cottonwood	*Populus deltoides*	Good	Remove	3		4	No			
101600	14	Eastern Cottonwood	*Populus deltoides*	Good	CRZ	1		2	No			
101905	8,9	Slippery Elm	*Ulmus rubra*	Good	CRZ	1	1			3	No	2.125
102776	9,9	Slippery Elm	*Ulmus rubra*	Good	Remove		2			3	No	2.25
102881	15	Slippery Elm	*Ulmus rubra*	Good	CRZ	1		2	No			
102892	13	Box Elder	*Acer negundo*	Good	CRZ	1		2	No			
102895	10,12	Box Elder	*Acer negundo*	Good	Remove		4			3	No	2.75
103111	18	Eastern Cottonwood	*Populus deltoides*	Good	CRZ	1		2	No			
103268	30	Eastern Cottonwood	*Populus deltoides*	Good	CRZ	3		4	No			
103360	15,17	Eastern Cottonwood	*Populus deltoides*	Good	Remove		5			4	No	4.00
103824	30	Eastern Cottonwood	*Populus deltoides*	Good	CRZ	3		4	No			
103840	6,**12**	Box Elder	*Acer negundo*	Good	Remove	1	1			2	No	

Type	Single-stem	multi-stem		Totals
1 Tree replacement	245	21	x1	266
2 Tree replacements	309	19	x2	656
3 tree replacements	73	40	x3	339
4 tree replacements	11	23	x4	136
5 tree replacements		4	x5	20
6 tree replacements				0
7 tree replacements		1	x7	7
Total Replacements Needed				**1424**

TRAFFIC REVIEW

AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JZ22-38 – Elm Creek PRO Traffic Review

From:
AECOM

Date:
February 28, 2024

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

CC:
Lindsay Bell, Humna Anjum, Diana Shanahan,
James Hill, Heather Zeigler, Adam Yako

Memo

Subject: JZ22-38 – Elm Creek PRO Traffic Review

The PRO site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward as long as the comments below are addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Toll Brothers, is proposing an 67-unit townhome development.
2. The development is located on the west side of Meadowbrook Road, south of Twelve Mile Road. Meadowbrook Road is under the jurisdiction of the City of Novi.
3. The site is zoned OST (Office Service Technology). The applicant is requesting a rezoning to RM-1 (One-Family Residential)
4. The following traffic-related deviations are being requested by the applicant.
    a. Allow perpendicular parking on a major drive.
    b. Side and rear setback below standard.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 11th Edition, as follows.

    ITE Code: 215 (Single-Family Attached Housing)
    Development-specific Quantity: 67 Dwelling Units
    Zoning Change: OST to RM-1

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	32	24	100	No
PM Peak-Hour Trips	38	23	100	No
Daily (One-Directional) Trips	482	N/A	750	No

2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	**Justification**
RTS	Rezoning proposed. The RTS was submitted and reviewed previously.

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
1	Driveway Radii | O Figure IX.3	35'	Met	
2	Driveway Width | O Figure IX.3	28', 21' at boulevard	**Partially Met**	**Required minimum width at boulevard is 22'. Dimension length of boulevard island.**
3	Driveway Taper | O Figure IX.11			
3a	Taper length	-	N/A	
3b	Tangent	-	N/A	
4	Emergency Access | O 11-194.a.19	2 access points	Met	**Include detail of emergency access gate and signing per Figure VIII-K in future submittal.**
5	Driveway sight distance | O Figure VIII-E	500'+ indicated	Met	
6	Driveway spacing			
6a	Same-side | O 11.216.d.1.d	212'	Met	
6b	Opposite side | O 11.216.d.1.e	820' to 12 Mile Road	Met	
7	External coordination (Road agency)	N/A	N/A	City roadway.
8	External Sidewalk | Master Plan & EDM	8'	Met	
9	Sidewalk Ramps | EDM 7.4 & R-28-K	Indicated	Met	**Include detail in future submittals.**

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
11	Loading zone | ZO 5.4	N/A	N/A	
12	Trash receptacle | ZO 5.4.4	Curbside pickup	N/A	
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane | ZO 5.3.2	N/A	N/A	No parking access aisles.
15	End islands | ZO 5.3.12			
15a	Adjacent to a travel way	N/A	N/A	No parking access aisles.
15b	Internal to parking bays	N/A	N/A	
16	Parking spaces | ZO 5.2.12	11 guest spaces	N/A	Applicant indicated on-street parking is not proposed. See Planning Review letter. **The 3 parking spaces on Crestview Trail are incorrectly labeled as "4" on the site plan.**
17	Adjacent parking spaces | ZO 5.5.3.C.ii.i	N/A	N/A	
18	Parking space length | ZO 5.3.2	19'	Met	
19	Parking space Width | ZO 5.3.2	9'	Met	
20	Parking space front curb height | ZO 5.3.2	6"	Met	
21	Accessible parking – number | ADA	1	Met	
22	Accessible parking – size | ADA	8' space with 8' aisle	Met	
23	Number of Van-accessible space | ADA	1	Met	
24	Bicycle parking			
24a	Requirement | ZO 5.16.1	16 spaces	Met	
24b	Location | ZO 5.16.1	2 locations	Met	
24c	Clear path from Street | ZO 5.16.1	6'	Met	
24d	Height of rack | ZO 5.16.5.B	36"	Met	
24e	Other (Covered / Layout) | ZO 5.16.1	Indicated	**Partially Met**	**Refer to Text Amendment 18.301 for updated layout requirements.**
25	Sidewalk – min 5' wide | Master Plan	5'	Met	
26	Sidewalk ramps | EDM 7.4 & R-28-K	Indicated	Met	
27	Sidewalk – distance back of curb | EDM 7.4	10'	Met	
28	Cul-De-Sac | O Figure VIII-F	N/A	-	-
29	EyeBrow | O Figure VIII-G	N/A		

INTERNAL SITE OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
30	Minor/Major Drives | ZO 5.10	T turnarounds 60' by 25', parking on major drive	**Partially Met**	Perpendicular parking is not permitted on major drives (Elm Creek Drive). **The applicant has requested a deviation.**
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
32	Signing: Sizes | MMUTCD	Included	Met	
33	Signing table: quantities and sizes	Included	Met	
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post | MMUTCD	Included	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post | MMUTCD	Included	Met	
36	Sign bottom height of 7' from final grade | MMUTCD	Included	Met	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign | MMUTCD	Included	Met	
38	FHWA Standard Alphabet series used for all sign language | MMUTCD	Included	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity | MMUTCD	Included	Met	
40	Parking space striping notes	Included	Met	
41	The international symbol for accessibility pavement markings | ADA	Included	Met	
42	Crosswalk pavement marking detail	Included	Met	
43	Any Other Comments:	Could add R4-7 (keep right symbol) signs in the island at the entrance. Could add crosswalk signs at the mid-block crossing on Elm Creek Drive. **Add a R1-1 (stop) sign on Forestview Trail at Elm Creek Drive.**		

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM

Paula K. Johnson, PE
Senior Transportation Engineer

Saumil Shah, PMP
Project Manager

TRAFFIC IMPACT STUDY REVIEW

AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JZ22-38 – Elm Creek PRO Concept Traffic Review

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

From:
AECOM

Date:
October 20, 2022

CC:
Lindsay Bell, Christian Carroll, Humna Anjum

Memo

Subject: JZ22-38 – Elm Creek PRO Concept Traffic Review

The concept site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward as long as the comments below are addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Toll Brothers, is proposing a 68 unit townhome development.
2. The development is located on the west side of Meadowbrook Road, south of Twelve Mile Road. Meadowbrook Road is under the jurisdiction of the City of Novi.
3. The site is zoned OST (Office Service Technology). The applicant is requesting a rezoning to RM-1 (One-Family Residential)
4. The following traffic-related deviations will be required if plans are not changed.
    a. Parking on major drive for two instances of 3 parking spaces.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 11th Edition, as follows.

    ITE Code: 215 (Single-Family Attached Housing)
    Development-specific Quantity: 68 Dwelling Units
    Zoning Change: OST to RM-1

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	30	21	100	No
PM Peak-Hour Trips	37	21	100	No
Daily (One-Directional) Trips	468	N/A	750	No

2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	**Justification**
RTS	Rezoning proposed. The RTS was submitted and is reviewed below..

REZONING TRAFFIC STUDY

1. The site is currently zoned Office Service Technology (OST) and is proposed to be rezoned to Low Density Multiple-Family (RM-1) through a PRO.
2. The preparer indicates a volume of 10,000 vehicles per day on Meadowbrook Road, as per a 2016 RCOC count.
3. The adjacent land use to the immediate west of the project site is zoned RM-1.
4. The land uses examined for the OST zoning were General Office building and Medical-Dental Office Building. The maximum allowable density for either for the parcel size would be 202,690 SF, according to the preparer based on similar projects.
    a. General Office Building would result in 2,146 trips per day.
    b. Medical-Dental Office Building would result in 8,602 trips per day.
        i. This size of medical-dental office building is very far out of range for the data in the 11th Edition of the ITE Trip Generation Manual. This value should be treated with caution.
    c. A site plan for either of these options was provided in the appendix of the RTS.
5. The maximum density for the proposed land use would be 84 dwelling units.
    a. This would result in 590 trips per day.
6. The difference in trips between the maximum allowed under OST zoning and the proposed PRO is 8,012 trips per day. Even discounting the out-of-range value for the medical-dental office building land use, the general office building land use would refult in 1,556 more trips than the proposed RM-1 zoning.
7. The zoning change permitted by this proposed PRO is unlikely to negatively impact the traffic system.

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
1	Driveway Radii | O Figure IX.3	35'	Met	
2	Driveway Width | O Figure IX.3	28'	Met	
3	Driveway Taper | O Figure IX.11			Check if taper is required.
3a	Taper length	50'	**Not Met**	75' to 100', with 100' as standard.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
3b	Tangent	50’	Met	Could be reduced to standard of 25’.
4	Emergency Access | O 11-194.a.19	1 access point	**Not Met**	There appears to be an emergency access drive on the south end to a parking lot, but the access is not shown to connect to the parking lot.
5	Driveway sight distance | O Figure VIII-E	500’+ indicated	Met	
6	Driveway spacing			
6a	Same-side | O 11.216.d.1.d	Not indicated	**Inconclusive**	If a public street, driveway spacing requirements must be met along Meadowbrook Road
6b	Opposite side | O 11.216.d.1.e	Not indicated	**Inconclusive**	If a public street, driveway spacing requirements must be met along Meadowbrook Road
7	External coordination (Road agency)	N/A	N/A	City roadway.
8	External Sidewalk | Master Plan & EDM	6’	Met	
9	Sidewalk Ramps | EDM 7.4 & R-28-J	Indicated	Met	Include detail in future submittals.
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
11	Loading zone | ZO 5.4	N/A	N/A	
12	Trash receptacle | ZO 5.4.4	Not indicated	N/A	Assumption of typical residential trash collection at each residence.
13	Emergency Vehicle Access	No turning movements	**Inconclusive**	Provide turning movements to show emergency vehicle access.
14	Maneuvering Lane | ZO 5.3.2	N/A	N/A	No parking access aisles.
15	End islands | ZO 5.3.12			
15a	Adjacent to a travel way	N/A	N/A	No parking access aisles.
15b	Internal to parking bays	N/A	N/A	

INTERNAL SITE OPERATIONS No.	Item	Proposed	Compliance	Remarks
16	Parking spaces | ZO 5.2.12	N/A	N/A	Applicant should indicate if on-street parking is permitted.
17	Adjacent parking spaces | ZO 5.5.3.C.ii.i	N/A	N/A	
18	Parking space length | ZO 5.3.2	19' indicated, appears to be misdimensioned	**Inconclusive**	Indicate parking space length **clearly** in future submittals. 17' spaces allowed with 4" curb and 2' clear overhang, 19' spaces with 6" curb. Current dimension showing 19' extends some distance onto curb.
19	Parking space Width | ZO 5.3.2	9'	Met	
20	Parking space front curb height | ZO 5.3.2	Not indicated	**Inconclusive**	See note 18.
21	Accessible parking – number | ADA	1	Met	Van accessible space is currently centrally located to the development. However, there is no accessible parking at the mailboxes. Applicant should consider providing accessible parking at the mailboxes instead or as well.
22	Accessible parking – size | ADA	8' space with 8' aisle	Met	
23	Number of Van-accessible space | ADA	1	**Partially Met**	Aisle should be on the passenger side of a vehicle pulled into the space.
24	Bicycle parking			
24a	Requirement | ZO 5.16.1	16 spaces	Met	14 required
24b	Location | ZO 5.16.1	2 locations	Met	
24c	Clear path from Street | ZO 5.16.1	5'	**Not Met**	6' clear path required from bicycle parking to adjacent facilities.
24d	Height of rack | ZO 5.16.5.B	36"	Met	

INTERNAL SITE OPERATIONS No.	Item	Proposed	Compliance	Remarks
24e	Other (Covered / Layout) | ZO 5.16.1	Indicated	Met	
25	Sidewalk – min 5' wide | Master Plan	5'	Met	
26	Sidewalk ramps | EDM 7.4 & R-28-J	Indicated at intersection	**Partially Met**	Ramps should be provided by parking spaces as well, especially near ADA parking.
27	Sidewalk – distance back of curb | EDM 7.4	10'	Met	
28	Cul-De-Sac | O Figure VIII-F	N/A	-	-
29	EyeBrow | O Figure VIII-G	N/A		
30	Minor/Major Drives | ZO 5.10	T turnarounds 60' by 25', parking on major drive	**Partially Met**	Perpendicular parking is not permitted on major drives (Elm Creek Drive). **The applicant has indicated they are seeking a deviation.**
31	Any Other Comments:			

SIGNING AND STRIPING No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes | MMUTCD	Included	Met	
33	Signing table: quantities and sizes	Included	**Partially Met**	Include sizes for the R7-8 and R7-8p signs in table.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post | MMUTCD	Included	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post | MMUTCD	Included	Met	
36	Sign bottom height of 7' from final grade | MMUTCD	Included	Met	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign | MMUTCD	Included	Met	
38	FHWA Standard Alphabet series used for all sign language | MMUTCD	Included	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity | MMUTCD	Included	Met	
40	Parking space striping notes	Not present	**Not Met**	

SIGNING AND STRIPING				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
41	The international symbol for accessibility pavement markings | ADA	Not present	**Not Met**	
42	Crosswalk pavement marking detail	Included	Met	
43	Any Other Comments:	Could add R4-7 (keep right symbol) signs in the island at the entrance.		

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM

Patricia Thompson, EIT
Traffic Engineer

Paula K. Johnson, PE
Senior Transportation Engineer

Saumil Shah, PMP
Project Manager

FAÇADE REVIEW

DRN & ASSOCIATES, ARCHITECTS, PC
Phone: (248) 880-6523
E-Mail: dnecci@drnarchitects.com
Web: drnarchitects.com
50850 Applebrooke Dr., Northville, MI 48167

August 26, 2023

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 REVIEW
Elm Creek, PRO Initial Concept Plan, JZ22-28
Façade Region: 1, Zoning District: **OST to RM-1**

Dear Ms. McBeth:
The following is the Facade Review of the PRO Concept plan for the above referenced project. Our review is based on the drawings provided by Toll Brothers Development, dated 3/27/23. The applicant has provided one example of the building to be used within the project. The percentages of materials proposed are shown in the tables below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 5.15 are shown in the righthand column. Materials that are in non-compliance, if any, are highlighted in bold.

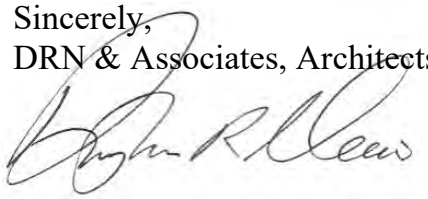
Example 4-Unit Building	Front	Rear	Left Side	Right Side	Ordinance Maximum (Minimum)
Brick	31%	33%	40%	40%	100% (30% Min)
Vinyl Siding, Board &Batten Pattern	15%	0%	0%	0%	25%
Cement Fiber Siding	4%	21%	50%	50%	50% (Note 11)
Asphalt Shingles	45%	45%	5%	5%	50% (Note 14)
Wood Trim	5%	5%	5%	5%	15%

Section 5.15 The Façade Ordinance - As shown above, all facades are in compliance with the Façade Ordinance. The Vinyl Siding proposed on the front façade is a Board and Batten pattern which qualifies for Patterned / Textured Siding on the Façade Chart. It should be noted that vinyl siding in a lap siding pattern is not permitted.

Section 7.13.2 – Planned Rezoning Overlay - The PRO Ordinance requires that the project "accomplishes the integration of the proposed land development project with the characteristics of the project area in such a manner that results in an enhancement of the project area as compared to the existing zoning that would be unlikely to be achieved, or would not be assured, in the absence of the use of a PRO." We believe that the requirements of Section 5.15 (above) must be exceeded to achieve compliance with this Section. In this case the proposed façade materials do not significantly exceed the requirements of the Façade Ordinance. Therefore, we believe the facades do not meet the PRO requirements.

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

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

City Manager
Victor Cardenas

Director of Public Safety
Chief of Police
Erick W. Zinser

Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
Todd Seog

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

February 29, 2024

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
James Hill – Plan Review Center
Heather Zeigler – Plan Review Center
Diana Shanahan – Planning Assistant

RE: Elm Creek

PRZ# 22-0101

Project Description:
Construct 15 building multi-tenant units off Meadowbrook south of Twelve Mile.

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- **The secondary access road shall meet city standards for weigh requirements and width requirements. (35 ton and 20' wide)** When the property has limited frontage along external arterials, or topographic conditions on the external arterials reduce sight line distances so that a secondary access point cannot be established which will provide safe ingress and egress, the City shall require access roads for emergency vehicles, where feasible. A secondary access driveway shall be a minimum of twenty (20 feet in width and paved to provide all-weather access and shall be designed to support a vehicle of thirty-five (35) tons. Minimum easement width for secondary access driveways shall be twenty-five (25) feet. A permanent "break-away" gate shall be provided at the secondary access driveway's intersection with the public roadway in accordance with Figure VIII-K of the Design and Construction Standards. To discourage non-emergency vehicles, emergency access roads shall be designated by signage as for emergency access only, shall be separated from the other roadways by mountable curbs, and shall utilize entrance radii designed to permit emergency vehicles while discouraging non-emergency traffic. ***(D.C.S. Sec 11-194 (a)(19))***

- **<u>Corrected 2/29/24 KSP-</u> Front page of plans Fire Dept. Notes #3 states 3" high numbers, needs to be 10" high numbers.** All new multi-residential buildings shall be numbered. Each number shall be a minimum 10 inches high, 1 inch wide and be posted at least 15 feet above the ground on the building where readily visible from the street. ***(Fire Prevention Ord.)***
- **Is the connection to the south connecting to another water-main?** The distribution system in all developments requiring more than eight hundred (800) feet of water main shall have a minimum of two (2) connections to a source of supply and shall be a looped system***. There is 916' passed the second connection. (D.C.S. Sec. 11-68(a))***
- Fire hydrant spacing shall be measured as "hose laying distance" from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure.
- **Hydrants shall be spaced approximately three hundred (300) feet** apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. ***(D.C.S. Sec. 11-68 (f)(1)c)***
  Fire hydrant spacing is deficient throughout the site plan.
- Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the code official. ***(International Fire Code 912.2.1)***
- Proximity to hydrant: In any building or structure required to be equipped with a fire department connection, the connection shall be located within one hundred (100) feet of a fire hydrant. ***(Fire Prevention Ord. Sec. 15-17 912.2.3)***

<u>Recommendation</u>:

Approved with Conditions

Sincerely,

Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

APPLICANT RESPONSE LETTERS

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

Jason M. Emerine, PE
Robert J. Emerine, PE
Robert R. Drouillard, PS

May 10, 2024

City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

Attention: **Lindsay Bell, Senior Planner**

Regarding: **JZ22-28 Elm Creek PRO**
Revised PRO Concept

Please find below a detailed response to the Comprehensive Review packet that was received by Seiber Keast Lehner and Toll Brothers as a part of the PRO Overlay process for the Elm Creek Condominium Project. The responses have been addressed according to the specific review letters received as a part of the packet. We look forward to discussing the project further with City Staff and the City Council at the upcoming May 20, 2024 meeting.

Planning Commission Conditions – from April 24, 2024 Planning Commission Meeting

Planning Commission Condition #4 – *Overall density shall not exceed 3.3 dwelling units per acre, which is more limiting than the 5.4 dwelling units per acre allowed in the RM-1 District.*

Response: Toll is requesting that this condition be modified to restrict the overall density of the development to a combined 4.2 dwelling units per acre for the entire development with a density of 3.6 units per acre in Phase 1 and a density of 5.4 units per acre in Phase 2.

Planning Review - Dated March 13, 2024

- Toll Brothers will contribute $10,000.00 toward the planned improvements for Beacon Hill Park. These funds can be used by the Parks and Recreation Commission to enhance this trailhead.

- First Floor living options will be available in Elm Creek with the end units in the development providing first floor primary bedrooms.

- The Site Plan will be revised to eliminate the use of the street name Elm Creek Drive to Forestview Trail per the Street Naming Committee.

- Details for the proposed seating areas will be included in the Preliminary Site Plan for review and approval.

- This development will encourage energy efficient design and where applicable using LEED strategies such as energy efficiency, sustainably produced building materials, high indoor air quality, and insulation materials. Toll will be providing EV Charging Infrastructure with a 240-volt outlet prewired in every garage. Energy Star rated appliances in all units. And the use of Low-e Energy Star rated windows as a part of construction. High-Efficiency Insulation with 2x6

Walls with R-19 Insulation, blown in attic insulation, spray sealed ducts, and R11 Blanket insulation in basement walls.

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Engineering Review - Dated March, 13, 2024

- We will make the requested change to the water main connection from the rear of the homes to the 16" water main on Meadowbrook Road.
- We will make the requested change for the T-Turnaround in Phase 2 and change it to a cul-de-sac.
- We do not agree with a road connection to the future Griffin Novi parcel as this connection would create a cut-through road for 12 Oaks Mall traffic through a residential community.
- All Engineering comments included in the letter dated March 13, 2024 will be addressed with our Final Site Plan / Stamping Set submittals.
- SKL will utilize the new stormwater standards adopted in 2024 as provided for in the City Engineering Design Manual.

Wetland Review - Dated August 28, 2023

- Added the volume of fill on the plans.
- Wetland setback impact areas have been included in those areas that will be affected by construction of mitigation wetlands.
- The proposed volume of wetland setback fill/cut has been specified for preparation of the permit documents, including areas affected by mitigation wetland construction.
- All other comments will be addressed with our Preliminary Site Plan submittal.

Traffic Review - Dated February 28, 2024

- We are requesting a deviation to allow perpendicular parking on major drives and side and rear setback standards.
- All remaining comments to be addressed in the revised site plans.

Facade Review - Dated August 26, 2023

- Plans are in compliance with the Facade Ordinance.

Fire Department Review - Dated February 29, 2024

- Secondary access roads will meet the City standards for weight requirements and width requirements. (35 ton and 20' wide)

- All hydrants to be spaced three hundred (300') feet. Will address all fire hydrant spacing per the review comments.

Landscape Review - Dated February 29. 2024

- All natural features that are to be protected as a part of the Elm Creek PRO project will use the proper buffers and protections for streams and lakes as provided by the City standards and best practices.

- Building numbers will be revised as requested and provided in the Final Site Plan.

- Additional vinyl fencing to be added to south side of the driveway to the edge of the parking lot per the review letter.

- All building landscaping to be addressed per the review letter.

- Sufficient spacing will be provided between utility lines and tree plantings.

Woodland Review - Dated March, 6 2024

- A Woodland Use Permit will be acquired prior to any construction taking place per the letter from Merjent, Inc.

- All woodland replacement trees will be native species to Michigan per the requirements.

Sincerely,
Seiber Keast Lehner, Inc.

Jason A. Rickard, PE

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

JASON M. EMERINE, PE
ROBERT J. EMERINE, PE
ROBERT R. DROUILLARD, PS

April 15, 2024

City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

Attention: **Lindsay Bell, Senior Planner**

Regarding: **JZ22-28 Elm Creek PRO**
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Woodland Review - Dated March, 6 2024

- A Woodland Use Permit will be acquired prior to any construction taking place per the letter from Merjent, Inc.
- All woodland replacement trees will be native species to Michigan per the requirements.

Sincerely,
Seiber Keast Lehner, Inc.

Jason A. Rickard, PE

PLANNING COMMISSION MINUTES

OCTOBER 11, 2023 EXCERPT

PLANNING COMMISSION
MINUTES

CITY OF NOVI
Regular Meeting
October 11, 2023 7:00 PM

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

CALL TO ORDER

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

ROLL CALL

Present:	Member Avdoulos (Acting Chair), Member Becker, Member Dismondy, Member Lynch, Member Roney, Member Verma
Absent Excused:	Chair Pehrson
Staff:	Lindsay Bell, Senior Planner; Beth Saarela, City Attorney; James Hill, Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Becker to approve the October 11, 2023 Planning Commission Agenda.

VOICE VOTE ON MOTION TO APPROVE THE OCTOBER 11, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER.

Motion carried 6-0.

AUDIENCE PARTICIPATION

Acting Chair Avdoulos invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward.

Mike Duchesneau, 1191 South Lake Drive, relayed Monday's City Council meeting agenda has a nice thirty-one page package on older adults, their needs, and the trends as far as Senior Citizens and the growth in the City of Novi. For anybody or any developer that hasn't seen that, it's noteworthy.

There is also a video recording available of the City Council meeting and near the end of the video, there are some interesting comments from the Council members as to what the older adults need.

We need more developments in Novi that are ranch style or all the housing needs, as in a studio, are on the first floor. We really haven't seen that in Novi. We always seem to get bigger, better houses. Mr. Duchesneau would recommend that anybody that has not read the Older Adults Needs Committee report or seen the Council meeting video should do so.

Seeing no one else, Acting Chair Avdoulos closed the first public participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

There was no City Planner Report.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. **ARMENIAN CULTURAL CENTER JSP17-37**

   Approval of the request of Zeimet Wozniak & Associates, on behalf of the Armenian Community Center of Greater Detroit, for the one-year extension of the Final Site Plan and Special Land Use approval. The subject property is located in section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in residential acreage (RA) zoning district. The project area is approximately 19.30 acres. A revised Special Land Use Permit was granted by the Planning Commission on October 14, 2020 to permit a Place of Worship, a daycare in a residential district, and a proposed Armenian Genocide Memorial structure within the courtyard.

Motion to approve JSP17-37 Armenian Cultural Center one-year extension of the Final Site Plan and Special Land Use approval made by Member Lynch and seconded by Member Verma.

In the matter of JSP17-37 Armenian Cultural Center, motion to approve the one-year extension of Final Site Plan and Special Land Use approval.

ROLL CALL VOTE TO APPROVE JSP17-37 ARMENIAN CULTURAL CENTER ONE YEAR EXTENSION OF THE FINAL SITE PLAN AND SPECIAL LAND USE APPROVAL MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA.

Motion carried 6-0.

PUBLIC HEARINGS

1. **ELM CREEK PRO JZ22-28 WITH REZONING 18.737**

   Public hearing at the request of Toll Brothers, Inc. for revised initial submittal and eligibility discussion for a Zoning Map amendment from Office Service Technology (OST) and Low-Rise Multiple Family (RM-1) to Low-Rise Multiple Family (RM-1) with a Planned Rezoning Overlay. The subject site is approximately 37-acres and is located south of Twelve Mile Road, west of Meadowbrook Road (Section 14). The applicant is proposing to develop a two-phase 134-unit multiple-family townhome development.

Planner Lindsay Bell relayed the applicant is proposing to rezone about 37 acres south of Twelve Mile Road, on the west side of Meadowbrook Road, utilizing the Planned Rezoning Overlay option. The existing development to the north and east is largely office, with some vacant parcels. The Waltonwood senior living facility is to the west, along with Twelve Oaks Lake.

The current zoning of the property is mostly OST – Office Service Technology, and a portion on the west side is RM-1. The properties to the north, east and south are also zoned OST. The area to the west is RM-1 low rise multiple family.

The Future Land Use Map identifies this property and those around it as Office, R&D and Technology, which is consistent with the current zoning. The area to the west is designated Planned Development 1, which allows for multi-family development.

The natural features map shows significant wetland and woodland areas on this property as well as to the north and south. The tree and wetland surveys provided by the applicant confirm these features.

The Planning Commission reviewed the original request for this property in December 2022. Based on feedback received from Staff and the Planning Commission, the applicant has revised their PRO Plan to

include the entire parcel, rather than just the northern portion. This also means that Singh Development, who controls the southern portion of the parcel, is now a party to the PRO process. Their portion of the property is shown as Phase 2 of the project and lacks many of the details provided for Phase 1. For instance, there is no topographic survey of that area, no wetland delineations, no woodland tree surveys, or detailed development plans provided for Phase 2.

The applicant is proposing to utilize the Planned Rezoning Overlay (PRO) to rezone the whole property to RM-1 Low Density Multiple Family. The revised initial PRO plan shows a total of 114 attached townhome units between the 2 phases, clustered along two public roads. However, the requested conditions would permit up to 20 additional units in Phase 2, for a total of 134 units. All units will comply with height limits of the RM-1 District.

The development is accessed by one entrance off Meadowbrook Road. A secondary emergency access drive has been added to connect along the northwest portion of the parcel to the existing emergency access route that connects Waltonwood to the DMC property. Another emergency access route is shown for Phase 2 that would connect to the existing stub road on the Oliver Hatcher property.

Rezoning to the RM-1 category would permit the use proposed, however the multifamily zoning is not in compliance with the current Master Plan designation as Office Research Development and Technology. The current update to the Master Plan is under review, and the land use designation for this area may change.

The public benefits offered are virtually the same as what was proposed originally, so it appears no new benefits are offered with the additional land area included. Some of the conditions proposed include:

1. Preservation of 7.06 acres of City regulated woodlands.
2. Preservation of about 3 acres of City regulated wetlands.
3. Overall density shall not exceed 4.75 dwelling units per acre (More limiting than the 5.4 dwelling units per acre allowed in the RM-1 District).
4. Providing the community amenities shown in the PRO Concept Plan, which includes a walking trail and scenic overlook point in Phase 1. Another walking trail is shown in Phase 2.
5. The applicant has also proposed to provide the off-site sidewalk segments on properties to the north and south along Meadowbrook Road – a total of 314 feet, which would fill gaps in the City's sidewalk network.

Staff and consultants have identified some issues with the proposed rezoning and PRO Plan. First, as discussed in the planning review letter, the Phase 2 area is lacking details for both existing conditions and future development. The details that are provided don't exactly match up with the conditions proposed. The conceptual layout shows 34 units, but the request is for up to 54 units, or 5.4 dwellings per net site area, which is the maximum density allowed for 3-bedroom units in the RM-1 District. Usable open space is not quantified but would be expected to meet the ordinance requirements if they were to come in for site plan approval.

Some other issues identified include questions of compatibility and buffering from the adjacent uses that will remain OST. The applicant has requested a deviation to provide a lesser setback from these developments than would be permitted under the RM-1 standards. An 8' vinyl fence is proposed where the units on the east side of the road back up to parcels zoned OST. Being adjacent to a residential development can require additional setbacks or other restrictions on those property owners, which can be an added burden to surrounding non-residential landowners.

The wetland impacts for Phase 1 have been reduced with this revised layout, which moved some of the units further back from Meadowbrook Road, which was recommended by the Planning Commission last December. The mitigation area is now between three smaller wetlands, so essentially those would become one big wetland.

Many woodland trees are also proposed for removal, and only a limited number of replacements can fit on-site which means the rest of the credits would be paid into the tree fund for Phase 1 at least, because we don't know the impacts for Phase 2.

The façade review notes that the elevations provided are now in conformance with the minimum standards of the ordinance. As PRO projects are supposed to be an overall enhancement to the area, we would recommend exceeding the façade ordinance standards. Staff has also recommended additional landscape screening along the south of the entry drive and a non-motorized connection along the northern emergency access road to connect to the Twelve Oaks area. The anticipated Griffin Novi development would provide sidewalks to the mall area to connect to.

A residential development will likely result in smaller wetland and woodland impacts compared to an OST development due to the typical size of buildings and parking needs. OST permitted uses include offices, research & development, data processing, and hotels, which all have a larger footprint than the RM-1 uses proposed. The traffic study notes that the number of residential units proposed would likely result in fewer vehicle trips compared to an OST development. There are relatively few deviations from Ordinance requirements requested by the applicant.

Under the terms of the new Planned Rezoning ordinance, the Planning Commission will not make a formal recommendation to City Council at this meeting. Instead, the initial Public Hearing is an opportunity for the members of the Planning Commission to hear public comment, and to review and comment on whether the project meets the requirements of eligibility for a Planned Rezoning Overlay proposal.

Following the Planning Commission public hearing, the project would then go to City Council for its review and comment on the eligibility.

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

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

The applicant Scott Hansen from Toll Brothers, as well as engineer Jason Rickard from Sieber Keast Lehner are representing the project tonight. Staff is also available to answer any questions.

Acting Chair Avdoulos invited the applicant to address the Planning Commission.

Scott Hansen, with Toll Brothers, relayed that Senior Planner Bell covered many of the relevant points, but he would like to highlight two real key points based on the feedback received last December. One point was maintaining Meadowbrook Road as a commercial corridor. To try to achieve that two buildings were eliminated, basically increasing the setback from Meadowbrook Road from about 100 feet to 400 feet to the first unit. The only thing visible coming down Meadowbrook Road will be an entrance, which will help maintain that commercial character.

The other main comment or piece of feedback was regarding the OST zoning remaining on the southern portion of the parcel. That portion is now incorporated into the PRO. The goal was to provide as much flexibility for Singh to come in in the future and put their own product on that portion of the site. It is conceptual at this point, but any deviations requested from a PRO perspective would go back through the process for a PRO amendment, which would come to the Planning Commission for approval. If Singh decided to go with this plan, it would go in for preliminary site plan review, which would also come to the Planning Commission for approval.

Mr. Hansen relayed those are the main two points he wanted to touch on. He is available to answer any questions and looks forward to feedback.

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

Paul Hatcher, 27333 Meadowbrook Road, the Oliver Hatcher building, relayed he was at the Planning Commission meeting in December of last year and voiced concern. He appreciates Toll Brothers removing some of the previously shown buildings that were closer to Meadowbrook Road. Mr. Hatcher's request last December and tonight is that the buildings that are in the parcel inside or east of the west property line of his property, and the properties to the north and south of his property, are eliminated or pushed back even further.

When Mr. Hatcher bought his parcel and built 17 years ago, the intention was for the whole area to be OST, however he does not have an issue with the residential buildings behind his property. He has been on the property, and it doesn't appear there are really many OST type uses that would be compatible with the property with all the wetlands and woodlands. Residential is a good use for it, but Mr. Hatcher requests that the Planning Commission consider asking for the units he identified earlier to be eliminated.

Mike Duchesneau, 1191 South Lake Drive, relayed that this is not a solid concept plan. The applicant does not own or control the Phase 2 property and that is a major issue. The Phase 2 property is landlocked and needs to be part of a total development.

The applicant is asking for 80 units in Phase 1 and 54 units in Phase 2. The concept plan shows only 34 units, not the 54 that they're asking for. The applicant is asking for setback variances for these 54 imaginary units. Traffic information supplied was based on 80 units, not the 134 requested. Based on daily trips for the total development, a traffic study will be required to determine if an acceleration/deceleration lane is needed on Meadowbrook.

On the positive side, both Toll Brothers and Singh are known to be high quality builders in Novi. The homes are for sale and not for rent and as a longtime resident Mr. Duchesneau likes that.

Traffic on Meadowbrook would be significantly less than under the OST zoning. The surrounding properties are predominantly developed, and minimal adverse impacts would result from the residential development in this location. New home buyers would know what's behind them or near them.

The Toll Brothers proposal consists of two types of homes. The end units have a nice first floor layout including a primary bedroom. A person could easily age in place in these units if the developer includes other senior friendly amenities.

The center units have all the bedrooms on the second floor. This development could consist primarily of two-family buildings with only the first-floor layout end units. The two-family buildings could have smaller side yard setbacks, 20 feet total between the buildings as in the RT Two-Family Residential zoning district, which is hardly ever used. Mr. Duchesneau does not know of an RT Two-Family development in Novi.

Some of the three or four unit buildings could be allowed to have 30 foot side yard setbacks. The five unit clusters should meet the 35 foot side yard setbacks per RM-1. There's no logical reason for reducing the setbacks for these clusters of buildings. There are concerns about not meeting the 75 foot rear yard setbacks of RM-1. There are many areas, such as to the north where there are large trees, or to the west where there are wetlands, that would make sense to have smaller setbacks.

There is a much-needed senior friendly multifamily development option that should be available under a PRO, but this is not currently the proposal. Some of the interior units should be designed to include everything on the first floor, including a bedroom. It might mean that that these units don't have a 2-car garage, but then this could be proposed as a senior development PRO.

One of the Council members stated at the Monday Council meeting that the only reason he would consider leaving Novi was to be near his grandkids. This kind of facility with the end units and perhaps a smaller one-story middle unit would accommodate seniors and their families very well. Mr. Duchesneau has multiple instances where he knows of people who want to be near their family, especially grandkids.

Seeing no other audience members who wished to speak, Acting Chair Avdoulos asked Member Lynch to read into the record the correspondence received. Member Lynch relayed Stephen Carey, 27421 Meadowbrook Road, is opposed to the expansion of the development into the southern portion of the parcel relating to wetlands and has concern regarding Meadowbrook Road congestion due to the community's one access point.

Acting Chair Avdoulos closed the Public Hearing and turned the matter over to the Planning Commission for consideration.

Member Lynch relayed that residential use in this area is probably more appropriate than OST. Member Lynch inquired as to what the adverse impact could be to adjacent non-residential property owners.

Senior Planner Bell responded that for some uses, when they abut a residential district, there are sometimes additional set back requirements or use restrictions on those parcels.

Member Lynch inquired as to whether the applicant intends to offer an elevator option for the interior units. Mr. Rickard responded no.

Member Lynch relayed that if this moves forward to City Council, it would be good to prepare an analysis that quantifies the reduction in woodland/wetland impact versus OST zoning. Mr. Rickard responded that an analysis was run, and it was estimated that four additional acres of city woodlands would be preserved for a residential use. Member Lynch relayed hearing the numbers is good but suggested that a pictorial with a property plan as currently zoned and an overlay with the proposed zoning, as a previous applicant presented, would be a very helpful visual in terms of determining whether OST or residential use is more appropriate for the property and how many trees are actually saved.

Member Lynch relayed he noticed that the applicant is also going to contribute to the tree fund and inquired if there is any way the trees can be put on site instead. Mr. Rickard responded unfortunately not, the property has so many woodlands, every inch of open space has been replanted.

Member Lynch relayed he is familiar with what one of the residents spoke about regarding first floor and the elder population. Member Lynch lives in a Toll Brothers property that has an elevator which works fine. It's becoming more and more important to have a first-floor bedroom. These are selling like hotcakes in South Lyon or the Kensington Ridge Del Webb development in Milford. If there is any way an elevator can be accommodated, it may be a win-win. It's expensive, and really doesn't take up that much space, especially if it is done at the in the beginning. It is something to consider although Member Lynch does not want to tell Toll Brothers how to market their product as they do a great job at that.

Mr. Rickard relayed that this site was originally planned for all primary down units. It ultimately came down to a function of economics where the loss of removing the buildings near the entrance had to be made up for by adding in the smaller two-story townhomes in between the first-floor primary bedroom end units.

Member Lynch relayed he is not saying it should be a standard to put elevators in, but it may be something to consider because it would accommodate what Novi is trying to do to fit the needs of the senior population. Mr. Rickard replied he would look into it.

Member Lynch relayed that he would also like the applicant to quantify the difference between OST traffic compared to RM-1. OST will have thousands more trips than RM-1, so in addition to quantifying the reduction in woodland impact, quantify the percentage of traffic reduction.

Member Lynch inquired if there is a reason why the buildings are not located closer to the lake to take advantage of that feature. Mr. Rickard responded that when the mall was developed this property was used as a dumping ground. Along the western side by the large wetland, the walking path is on 20 to 25 feet of fill that is over topsoil. The only way to support residential foundations or any foundation is with pilings or some other extreme measure, so it becomes a function of economics.

Member Lynch relayed overall he would like to see this property as residential. There are some goals that

the City Council has to meet, such as addressing the senior population, reduction of wetland destruction, and traffic but the best thing the applicant can do is show the facts between leaving the property as OST versus rezoning to residential.

Mr. Rickard inquired whether the Planning Commission has the right to waive requirements on OST parcels that are adjacent to residential. Senior Planner Bell responded that she would need to look into that, but usually would think that would be ZBA.

Member Becker relayed that the subject properties are currently zoned OST with, curiously, part of one of the properties already falling in RM-1 zoning that came shooting out of Waltonwood. He has not been able to determine whether The Enclave and or Waltonwood developments required rezoning. It would seem likely that they were originally zoned RC Regional Center, as is the rest of the Twelve Oaks property.

The Planning Commission had another proposal in the last three years to change the RC zoning for other parts of property around Twelve Oaks to accommodate multifamily development. Our Master Plan and Future Land Use plan are not meant to be unchangeable, but we must always take great care when making significant modifications, which Member Becker believes was the case with The Enclave and Waltonwood.

In the information packet, it was mentioned that in 2005 the City approved an RM-1 with the PRO change for a similar, if not the same property area. This meant modifying the then current Master Plan and Future Land Use plan. The approved request was never realized but it would seem to indicate some justification for considering a similar request at this time.

The current property is mostly OST. It's not zoned as city parkland. At some point the property owners would have the legal right to develop the property as OST with nonresidential buildings, outdoor parking areas, etc. Trees and woodlands would be disturbed as they always will be for undeveloped land that's not set aside as parkland.

When Member Becker visited the area, he wondered what the residents of the fifth and sixth floors of the luxury condos at The Enclave would rather see across the lake from them - OST buildings and parking lots or two-story residential units with mostly inside parking. He had the same thought about the third story residents on the south side of Waltonwood. Granted, they would all say they'd rather see the woods and wetlands as they are, but the subject properties are not parkland. Either as OST or RM-1, the property will be developed at some point.

Given the beautiful and rather large lake that abuts the existing residential buildings and the subject properties, Member Becker thinks an RM-1 use will enhance the aesthetics of the entire area around the lake far more than any OST development could, which would quite likely require substantial large acreage of woods and wetlands to be disturbed.

The applicant has pointed out that conceptual office park development shows the loss of an additional four acres of woods and wetlands. The applicant's current proposal preserves 7.06 acres of City woodlands and 3.02 acres of City wetlands. The use and aesthetics of the proposed development complement the other two existing residential developments in the area.

It now looks as if the additional property in the south will be enjoined as an RM-1 under the same PRO which addresses the concern Member Becker had last time: that a dead-end road OST development would be created.

Member Becker's last comment is more to the Planning Commission and the planning staff and concerns this project, others in the recent past, and those yet to come. The applicant tonight, as they did last year, states that Novi is underserved regarding medium rise, high density residential options. When the Planning Commission and perhaps City Council are asked to make decisions using this underserved designation as a rationale, it would behoove us for several important reasons to hire an unbiased third party to assess the state of Novi's residential options. To one of the comments earlier, let's look at adult living options and provide professional and unbiased guidance to use in the future. Modifying our guiding documents, the

Master Plan, Future Land Use plan, and the accompanying zoning designations will become more logical and justifiable if we had information and data to back up the decisions.

Member Dismondy relayed this property is a good use for residential. He agrees with the gentleman who came up and spoke that it would be odd to have residential units in line with the office buildings along Meadowbrook. Recognizing economics makes it difficult to do so, but if the units could be west of the rear property line of the office uses, then when driving down Meadowbrook Road the townhomes wouldn't be as visible.

Member Dismondy inquired to confirm that the north-south street is located as is and not further west due to the soil conditions and inquired what the buffer is behind the first couple of units heading to the south. Mr. Rickard confirmed that the street is located as is due to the poor soil and the buffer is 50 feet from the property line. An 8-foot vinyl fence was proposed there to help with screening as well as landscape plantings. Landscape Architect Rick Meader relayed that is in line with what would be required.

Member Dismondy relayed that if it doesn't disturb the feeling of the OST district going up and down Meadowbrook Road, then he thinks this is a better use for the wetland area there. Also, it is adjacent to other residential surrounding a lake, so he is in support.

Member Roney relayed it would be nice to have more clarity on what is proposed for the Phase 2 portion and thinks that would help justify the PRO process. It is understood this is still one parcel as far as the city is concerned, so Phase 2 wouldn't be landlocked, but Singh through a private agreement owns Phase 2.

Member Roney did struggle a little bit with the public value that this brings, but Member Lynch did a nice job of pointing out some things that could be highlighted as public uses or benefits. In addition, if the non-motorized walking path could get over to Twelve Oaks Mall that could really strengthen up this being a nice public benefit. Member Roney would like to see this go forward, but there are a few more things that need to be done.

Member Verma inquired if the Fire Department has provided review comments. Senior Planner Bell responded that the Fire Department provided comments in the last review but did not have any major concerns.

Acting Chair Avdoulos relayed that from the last time this was presented to where we are today, he is a little bit more comfortable with having residential. The Planning Commission packet referenced the 2005 PRO proposal for this property which was approved by City Council. Although Acting Chair Avdoulos did not think of asking for a copy of the prior proposal to review until later today, it would have been nice to compare how much was taken up with that proposal versus what we have now to have a better understanding, and also to understand how that was proposed as you enter the site.

Having this as residential creates more of a community with the residential area that's around Twelve Oaks Lake and that's where it starts making sense. There were a lot of great comments made this evening. The staff has provided some great comments as well. If there could be an opportunity for the applicant to look at the need for homes that may benefit more of the senior community, it would be nice to recognize that somehow even as a percentage of the homes, although it can't be required.

Acting Chair Avdoulos has some friends that moved to Florida, and they showed pictures of their home which was in a 55 and over community. They were all ranch homes, and it was kind of interesting but that is a whole different ball game and different demographic because people go down there for that. If seniors want to stay in the city, those are the things that we'd like to see incorporated if they can be.

Acting Chair Avdoulos had the same concerns as Member Roney to make sure that the south piece was part of all of this; as Mr. Duchesneau said in his presentation, that would make it a little bit more solidified and would be a good way to present that to the City Council.

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

CITY COUNCIL MINUTES

EXCERPT NOVEMBER 20, 2023

2. **Initial review of Planned Rezoning Overlay (PRO) eligibility of the request of Toll Brothers, LLC, for Elm Creek, JZ22-28, to rezone from Office Service Technology (OST) and Low-Rise Multiple Family (RM-1) to Low-Rise Multiple Family (RM-1) on land located on the west side of Meadowbrook Road, south of Twelve Mile Road in Section 14. The applicant is proposing to utilize the Planned Rezoning Overlay option to rezone and develop a 134-unit multiple-family townhome development on approximately 37 acres of land. Under the new PRO Ordinance, this initial review by City Council is an opportunity to review and comment on the eligibility of the proposal.**

City Manager Cardenas stated this is a change of policy that the City Council acted on back in August of 2021 to allow City Council a heads up on the PRO's that are currently in the queue. He said this is a second opportunity this has presented itself since that change in the policy, no action is required. He said the petitioners are here to give a brief overview of the proposal after this opportunity to further comment on any comments, the applicant will then submit their formalized PRO plan which will be reviewed by City staff, and consultants. He said the project will then be scheduled for a second public hearing before the Planning Commission. He said the Planning Commission will make the recommendation for the project to the City Council and the City Council will have their final consideration on the rezoning with the PRO later.

Mayor Fischer asked the petitioner to come down to the podium and give us a brief overview and any comments you must make. He commented that they did receive the information regarding this project in their Council Packet.

Scott Hanson, Toll Brothers congratulated everyone who was appointed to City Council. He said they had a brief presentation. He said he was the land development director for Toll Brothers, and ultimately, we have been working on this project for the last couple of years now. He said they have gone to the Planning Commission twice and have received really good feedback. He said they have made changes to the plan that are not reflected in the current plan that is presented. Ultimately, this is a townhome development with both primary up and primary down bedroom units. He said these are three-bedroom, two bath, that range in size from 1800 to 2200 square feet. He said the site plan is laid out the way it is laid out because of the challenges with the property itself. He said the property was used as a dump site for Twelve Oaks Mall back when that was developed so there is a lot of unsuitable soil on the site. He stated they tried to lay out the site plan to account for those soils to make basement and foundation construction in a conventional manner possible. He stated some of the main comments they heard from the Planning Commission were to adjust, basically to keep Meadowbrook Road commercial, try to keep Meadowbrook Road commercial as possible. He said between our two submittals they eliminated two buildings from the first two buildings off Meadowbrook Road to try to maintain that commercial corridor and we really think that helped the whole fee. He said ultimately this property has it in your packet as well, but it has residential to the west, so we felt like this is a good transitional property to keep residential without impacting that commercial corridor as that was kind of the primary comment that they received.

Mr. Hanson said he would briefly go through those and then he just looked forward to any feedback. He said this evening, we would just like to understand if you have general support for the project, and if you do not have support for the project, what could we do differently to gain that support. He said he also had a couple of renderings. He said between the two submittals they increased their setback for Meadowbrook Road from 120 feet to 400 feet, so this really means you can hardly see the unit. He highlighted an area on the presentation on the overhead projector of Meadowbrook Road looking south and there is also the current view in that same area. He said the existing vegetation, he stated on renderings you do your best to mine model the existing conditions as closely as possible without fabricating something that will not be real, when the property if the property gets developed. He said that is what they tried to do between the two images, and he pulled this from Google Earth, so he was not standing out in the middle of Meadowbrook Road. He highlighted another rendering from the entrance and what that would look like. He said they tried to scale the street trees, the existing vegetation and that 400-foot buffer is extremely significant. He said they felt this property, you would not even know it was residential except for the signage out front. He said if you flip between the two, you can see how they tried to model as closely as possible with that existing vegetation. Lastly, he highlighted a more elevated view from that same location, and again, demonstrating that 400-foot buffer to those first two units. He said that was really it, again, they were looking for feedback and they wanted to understand if there is support for the project, and if not, what it would take to gain that support.

Mayor Fischer thanked him for the presentation, he said he would turn it over to his colleagues on City Council for feedback.

Mayor Pro Tem Casey thanked Mr. Hanson for bringing this project forward through our process. She had a couple of questions that evening, the first, she knew there were challenges with the site, especially as it related to the ownership split in the parcels. She said there was a reference to a letter in the packet that would be an agreement between you and the other property owner, she asked if he could give a little more specific about what the letter is going to be? She wondered if it was a memorandum of understanding or if it was a contract. She asked for a little more clarification about that. Mr. Hanson said he had a couple of slides on the overhead projector that can demonstrate. He stated the property is owned by two different people. He noted the Mall owns the northern parcel, which Toll is under contract with the purchase, and then Singh owns the southern parcel, he was sure everyone was familiar with saying the local developer. He stated the latter that is referenced in the application is an acknowledgment letter or an authorization letter from Singh saying basically that they agree to this rezoning to a PRO or RM-1 zoning. He said that is the letter they have been working with Singh to try to get their cooperation and ultimately, Singhs portion of the property at this point is conceptual. He said their goal is to continue to move forward on the northern parcel while Singh has the ability and the flexibility to move forward with something in the future on the southern portion of the parcel. He felt that the PRO process gives the City the ability to dictate what happens on that southern portion that conceptual phase two in the future, meaning if Singh does not comply exactly with what we proposed, they come back to City Council, they come back to Planning Commission

with a PRO amendment to get those approvals. He stated if they do comply with exactly what they have proposed, and what they are proposing with this submittal, then they still go to the preliminary site plan, they still go to Planning Commission and they still must go through the process of complying with all the other city requirements.

Mayor Pro Tem Casey commented that looking at it from our perspective on this, once the PRO, assuming it is approved, and once it is signed, is that going to be a strong enough agreement between the three parties, the landowner to the north, the landowner to the south, and the City to ensure that southern portion gets developed as residential in the same flavor as an RM-1 as the northern portion. She wondered if there are any further requirements from a legal perspective that we want to put in place to ensure that the agreement and that we are protected in the future should any changes to the PRO be proposed. City Attorney Schultz explained what we took at this point was just a letter saying, as part owner of that property because there has never been a split even though there was a sale. He said we, Singh, agree to the submission of this proposed PRO when it comes time to approve that if that is what the City Council does, we intend to make sure that the ownership issue and Singh's rights under the PRO are properly articulated and resolved, hopefully, regarding the property line with the potential approval of the Toll Brothers project. Mayor Pro Tem Casey appreciated Mr. Schultz's explanation. She thought it was a bit of a concern. She said it is just the difference in ownership and making sure that all owners are aligned, the City is aligned on what the expectations are, if again, the PRO is approved, and making sure that it is all documented, all the I's are dotted, and the Ts are crossed from a legal perspective.

Mayor Pro Tem Casey said second, she wanted to comment on the landscaping screening. She pointed out on the map that there are a couple of properties that are currently zoned OST that are not developed yet, and the PRO is asking us to change what is currently OST for your property into residential. She said when that happens, the screening requirements between residential and OST become much more stringent. She said what she would like to see, because some of those properties are not developed, she would like to see the screening accommodated for the residential side, and not on the OST side. She said that would be something she would be looking for to make sure that this development, this PRO addresses those screening issues and not waiting for a future development from an OST perspective to come in and then must address that screening. She said that is one of the things that she will be looking to understand when and if this comes back in front of us.

Mayor Pro Tem Casey commented that she appreciated the long driveway, she thought they were spot on in doing that. She mentioned that their proposal with first floor living and trying to address the empty nesters that most of the people at this table know that she is chair of the Older Adult needs Committee. One of the big things that we have been hearing from our residents is about the lack of empty nester type of housing and specifically first floor living. She was very happy to see that you have a plan for first floor living. She thought they could probably err on the side of more first floor options than primary bedrooms on the second floor. She said that was an opinion. She wanted to share with you the feedback they have gotten continuously as a committee, as we have

been talking to our residents that this is a big need, to have first floor living in the city of Novi, so, for whatever consideration is worth for you. She noted that looking at the number of trees that are going to be brought down, you have heard this a million times, she appreciated that you are putting a conservation easement over seven plus acres of woodlands and three plus acres of wetlands. She encouraged them to do everything they possibly could, obviously first to try to reduce the number of trees you need to pull down. Secondly, to make sure that you are replacing those trees on the property, by kind of lessening the amount you would contribute to the Tree Fund. She said she knew that was feedback that you received from staff, she wanted to echo that from the table as well, that would be something she would be looking to see. Thank you. Mr. Hanson said that is always their goal is to replace, that is where the value is for them as entries we can replace. He said the value is in keeping as many trees as possible. He said unfortunately, this site is primarily all woodlands, so it just makes it a little more challenging, but we will do the best we can.

Mayor Pro Tem Casey said part of the PRO process is that you are asking the developer, landowners, asking us to make a pretty big change to zoning and part of what they are looking for is that change in zoning will have a public benefit. She mentioned when developers go through this PRO process come in, they will say, here is a list of things that we believed to be public benefit. She stated when she looked at those, they tend to have to work with developers in terms of providing things that are truly a public benefit. She stated when she looked at the list that is in our packet here, the first one mentions, having offsite sidewalk gaps. She said that is a public benefit, so it will be on Meadowbrook Road, anybody can access it. The second item being preservation of the seven acres of woodlands and three acres of wetlands, that leans a little more toward the residents of or future residents who will be there, she could stretch her way to seeing that might be a public benefit, because it is a broad benefit to the environment. She said the third benefit that you listed is proposed walkway and nature trail and overlook amenity that is strictly for your residents, that is not a public benefit and public meaning broader residents in the city of Novi. She encouraged him to look and see what other opportunities there might be free to truly offer a public benefit that would encompass a larger portion of our residents. Mr. Hanson asked if she had any recommendations or suggestions. Mayor Pro Tem Casey said she would leave that up to him.

Member Smith echoed Mayor Pro Tem Casey and what she said about the older adult housing needs that is something we are hearing; he was glad to see that in there. Obviously, preserving the wetlands is critical, he said his office overlooks the woods from the Singh property. He was hoping that we could preserve as many trees as possible for the wildlife he sees running around in the back lot of ATI, and the eagle that flies overhead occasionally.

Mayor Fischer wanted to put a few comments on the record. He said that was the joy of going last, and having our Mayor Pro Tem eloquently go through a lot of the concerns is helpful. He echoed two concerns, the two he wanted to echo were the land division concerns and making sure that it is all tidied up. He said he gets more concerned that one phase gets built, and suddenly, we are stung up as a Council on what to do with

Phase Two in the second parcel. He said he was going to be keeping a careful eye on how that legal agreement comes to fruition. He stated personally, if the entire development was coming all at once, that would be his utmost preference, but we will leave that up to you to try to go ahead. His second comment was that he appreciated the efforts to keep Meadowbrook as that commercial corridor. He mentioned that when he showed some rendering the only thing, he noticed was that the renderings showed spring, summer, fall where there were leaves on the trees. He was not fully convinced that the building closest to Meadowbrook is going to be screened as much as we think for six months of the year. He encouraged them to retake a look at that. He said whether it is that building or different types of plantings, etc. He said those are two things that he will be keeping in mind as this project moves through the process. He wished them the best, it sounded like Mr. Cardenas laid out that there are plenty of steps and plenty of feedback going back and forth. He looked forward to seeing him again in the future.

3. Discussion on the process to fill the open Council seat.

City Manager Cardenas noted that we sent out correspondence to the City Council outlining the Charter provisions as it relates to the vacancy on City Council and provided some relevant history on how this has been handled previously, when this situation has occurred. He said the City staff stands ready to follow directions from the City Council on how to proceed.

Mayor Fischer commented that there are three on Council who have been through the application vacancy process before, Mayor Pro Tem Casey, Member Staudt, and himself and they have been through this process several times, appointing people in 2009, 2010, 2014, 2018, 2019 and 2020. He stated they followed a certain process and City staff had come to him and they were prepared to go ahead and move forward in that direction. He asked that they put in on the Agenda so we could have a full discussion and make sure that we were all on board with whether we wanted to continue the process that has been followed in Novi, or something else. He understood it from the City Attorney, the Charter is very open on the process by which we as a Council could fill this. He said this is a very important decision for the two years remaining on his Council term.

Mayor Pro Tem Casey commented that there are three of us who have gone through this process. She stated she had been through it four times, herself as a Councilmember. She believed that following the appointment process is an appropriate way for us to fill the Council seat. She said people can see how many applicants have come forward every time there is an interest from the community. She thought our process is fair, there is an interview process, there is an application process. She was in favor of us continuing to follow the process that previous Councils have followed, as documented from 2009 to 2020.

Member Smith said he as a 38-year resident of Novi has seen several times when the Council has had to replace a member, the seat had been vacated. He said we have the examples from 2009 forward have been included in the packet. He noted the City Charter says we just must fill the seat within the next 30 days, or it goes to a special

PLANNING COMMISSION MINUTES – EXCERPT

APRIL 24, 2024

They will get information from this evening, and staff can work with them further but will probably not suggest the donation to the library be in a PRO agreement.

Chair Pehrson appreciates Mr. Landry bringing up the verbiage in the ordinance relative to the PRO, maybe that is something we need to look at going forward, again not to put too much of a restriction on any of the words that were used in trying to interpret what is or isn't but certainly to be able to have it address that particular application.

City Attorney Schultz added that what the Planning Commission and the City Council are doing with the PRO is really making two kinds of findings. First, is the proposal an enhancement to the project area that you couldn't get with the existing zoning or without the PRO. Second, is just a general finding that the rezoning and the use of the PRO is in the public interest. That's a broad question that depends on the number of conditions that are imposed. That's how the ordinance is written. Do the conditions that you are going to impose over and above what they're otherwise obligated to comply with, do those together make this a project in the public interest? Benefits versus detriments is sort of only one aspect of that, and that's going to differ every time. It's part of an overall process that relies mostly on the conditions as opposed to tangible public benefits, which sometimes there won't be.

Chair Pehrson added the opportunity to talk about a PRO involves all those conditions relative to what Planning Commission input is, what the City Council input is, what the citizens input is, relative to restrictions to that particular PRO. He appreciates that the property owner has turned away other proposals that might have additional issues and has done due diligence in trying to make the property something that we're all going to be proud of. In this case, there would be restrictions on the PRO so that if the business failed for some reason, it goes back to ground zero, so we have a level playing field. Again, that's something that probably no one thought of 20 years ago when we were thinking of a Master Plan and how we're going to use this piece of property before this particular center existed. Hopefully, the Planning Commission comments provide the applicant with some valuable input, and we appreciate their time. Chair Pehrson looks forward to driving his car through a Jax Kar Wash in the near future.

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

2. **JZ22-28 ELM CREEK PRO PLAN WITH REZONING 18.737**
   Public hearing at the request of Toll Brothers, Inc. for Planning Commission's recommendation to City Council for a Zoning Map amendment from Office Service Technology (OST) and Low-Rise Multiple Family (RM-1) to Low-Rise Multiple Family (RM-1) with a Planned Rezoning Overlay. The subject site is approximately 37-acres and is located south of Twelve Mile Road, west of Meadowbrook Road (Section 14). The applicant is proposing to develop a two-phased 121-unit multiple-family townhome development.

Senior Planner Bell stated the applicant is proposing to rezone about 37 acres south of Twelve Mile Road, on the west side of Meadowbrook Road, utilizing the Planned Rezoning Overlay (PRO) option. The existing development to the north and east is largely office, with some vacant parcels. The Waltonwood Senior Living facility is to the west, along with Twelve Oaks Lake.

The current zoning of the property is mostly OST – Office Service Technology, and a portion on the west side is RM-1. The properties to the north, east and south are also zoned OST. The area to the west is RM-1 Low Rise Multiple Family.

The Future Land Use Map identifies this property and those around it as Office, Research Development and Technology, which is consistent with the current zoning. The area to the west is designated Planned Development 1, which allows for multi-family development.

The natural features map shows there are significant wetland and woodland areas on this property as well as to the north and south. The tree and wetland surveys provided by the applicant confirm these features with more precise boundaries.

You may recall that the Planning Commission reviewed and offered feedback on the initial PRO request

for this property in December 2022 and a revised initial plan in October 2023. The applicant received feedback from City Council in November of 2023, and now returns for formal consideration of their proposal for a recommendation of approval or denial to City Council.

The applicant is proposing to rezone the whole property to RM-1 Low Density Multiple Family. The formal PRO plan would permit a total of 121 attached townhome units for the 2 phases, clustered along two public roads. This has been reduced from the previous 134 units. All units will comply with height limits of the RM-1 District.

The development is accessed by one entrance off Meadowbrook Road. A secondary emergency access drive will connect along the northwest portion of the parcel to the existing emergency access route that connects Waltonwood to the DMC property. Another emergency access route is shown for Phase 2 that would connect to the existing stub road on the Oliver Hatcher property.

Rezoning to the RM-1 category would permit the use proposed, however the multifamily zoning is not in compliance with the current Master Plan designation as Office Research Development and Technology. However the current update to the Master Plan is under review, and the land use designation for this area may change.

The public benefits offered mostly are the same as what was proposed originally; however they have proposed an additional donation of $10,000 to be used for improvements at the Beacon Hill Trailhead park at the northeast corner of Meadowbrook and Twelve Mile Road. Some additional conditions proposed include:

1. Preservation of 8.38 acres of City regulated woodlands.
2. Preservation of about 3 acres of City regulated wetlands.
3. Overall density shall not exceed 4.2 dwelling units per acre (More limiting than the 5.4 dwelling units per acre allowed in the RM-1 District).
4. Providing the community amenities shown in the PRO Concept Plan, which includes a walking trail and scenic overlook point with seating in Phase 1. Another walking trail is shown in Phase 2.
5. The applicant has also proposed to provide the off-site sidewalk segments on properties to the north and south along Meadowbrook Road – a total of 314 feet, which would fill gaps in the City's sidewalk network. A sidewalk connection is also shown along the western emergency access route.
6. First floor living options providing primary bedrooms on the first level will be available in end units of the development.
7. Energy efficiency and sustainability considerations will be incorporated into the design and building materials, including EV charging infrastructure in each garage and Energy Star appliances and windows.

There are 6 deviations requested in the proposal including:

1. Side and rear building setbacks along the north, east and west property lines for Phase 1.
2. Building orientation to the property lines is not 45 degrees.
3. The distance between some buildings does not meet the minimum distance requirement of 33-35 feet, with a minimum of 30 feet proposed.
4. Perpendicular parking spaces for visitors are located along the access drives, which is not permitted since they are classified as major drives. However, the parking spaces are limited to a few locations are the amount of traffic on the roadways is not expected to be heavy.
5. A 4.5 to 6 foot landscaping berm is required when an RM-1 district is adjacent to an OST district, which has not been provided in order to retain existing natural features. An 8-foot vinyl fence has been proposed with landscaping trees to provide alternative screening.
6. The required street trees and greenbelt berm along Meadowbrook Road have not been provided due to existing wetland areas and underground utilities.

As stated previously, issues identified include questions of compatibility and buffering from the adjacent uses that will remain OST. Being adjacent to a residential development can require additional setbacks and buffering requirements, which can be an added burden to surrounding non-residential landowners.

The engineering review raised the question of whether a connection to the proposed Lion Lane of the Griffin Novi project to the west could be provided rather than the emergency only access to the adjacent parcel. This issue was not addressed in the applicant's response letter so perhaps they could provide a response here tonight.

The wetland impacts for Phase 1 have been reduced, but still require wetland mitigation under the City's code. The applicant is proposing to construct that mitigation on-site in the area near Meadowbrook Road where they moved units further away from the road, as recommended by the Planning Commission. That mitigation area would essentially connect three existing small wetlands.

About 746 woodland trees are proposed for removal resulting in 1,424 credits required. 85 Non-regulated trees are being saved to be counted as credits. Approximately 204 credits can be planted on-site which means the rest of the credits would be paid into the tree fund.

The façade review notes that the elevations provided are in conformance with the minimum standards of the ordinance.

A residential development will likely result in smaller wetland and woodland impacts compared to an OST development due to the typical size of buildings and parking needs. OST permitted uses include offices, research & development, data processing, and hotels, which all have a larger footprint than the RM-1 uses proposed. The Traffic study notes that the number of residential units proposed would likely result in fewer vehicle trips compared to an OST development. There are relatively few deviations from Ordinance requirements requested by the applicant. Staff and consultants are all recommending approval or approval with conditions.

Tonight the Planning Commission is asked to hold the public hearing, and to consider making a recommendation for approval or denial to City Council. If City Council decides to approve the Planned Rezoning Overlay request, the project would come back to the Planning Commission for the usual site plan approval process with wetland and woodland permits.

The applicant Jason Iacoangeli from Toll Brothers, as well as engineer Jason Rickard from Sieber Keast Lehner are here representing the project tonight. Staff is also available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Jason Iacoangeli introduced himself as part of the planning team for Toll Brothers, along with Jason Rickard from Sieber Keast Lehner. Senior Planner Bell did a good job of identifying the project details. This is a 134 for sale townhome development being proposed, a PRO rezoning from OST to RM-1.

The team thinks they have done a pretty good job with the design to preserve the existing natural features of this site and think that the residential use in this particular neighborhood is a good fit outside of the office use master planned for this area. The units that are going to be developed here will have the option of first or second floor primary bedrooms, so they will be available for empty nesters, those in the community looking to downsize and to allow for some aging in place.

Since the last time Toll Brothers presented the Elm Creek proposal to the Planning Commission, some of the major changes include the units that were closer to Meadowbrook Road have been set back at the entrance to preserve that natural corridor on Meadowbrook Road. As you're traveling north or southbound, you're really not going to see any of these residential units as you pass by from Meadowbrook. Additional screening will be added to the neighbor who is immediately adjacent to the south of the entrance drive by providing them with a vinyl fence and including the landscaping along that edge to help that neighbor preserve the boundaries of their yard and not have to see the entrance drive to the development.

The screening behind the office buildings that are along Meadowbrook Road has been enhanced. They are not necessarily berms, but some of the existing vegetation has been left in place and will be supplemented with additional landscaping.

Over eight acres of woodland and three acres of wetland will be preserved, which is quite a bit more than if this would have developed as just an office or technology park based on the fact that units can be clustered together, and open space preserved as a part of the development.

A western sidewalk connection was added to the private drive to the adjacent senior living facility that's next door to this development, which will allow residents who live in this neighborhood to walk to Twelve Oaks Mall if they choose.

Initially, Toll Brothers was working with the park system to install a bike repair facility at the Beacon Hill trailhead, but then thought maybe it would be better to just make a one-time contribution to the park system and allow them to focus the funding towards one of the items that they have called out for in their Beacon Hill trailhead master plan. This slide is actually taken from the Novi Parks Department, and it highlights some of the amenities that they're looking for and they'll be able to sort of pick and choose what items they feel that would be best or more appropriate for that trailhead as the residents of this neighborhood with the infill sidewalk development will then be able to get to the park. The public benefit is that not only Elm Creek residents will benefit from improvements at the trailhead. The off-site sidewalk infill again is part of the public benefit. There are some gaps that are missing along Meadowbrook from some existing businesses that probably developed a long time ago when there wasn't more of a sidewalk or pathway ordinance.

High quality materials are being used, brick and Hardy board cement fiber board on the facades which are very long lasting and durable. Also, sustainable design features are being used, including 240 Volt outlets prewired in every garage, residents will still have to install their given charging equipment, but the 240 plug will be there waiting or stubbed off. Energy Star appliances and 2x6 walls with better insulation make the units themselves very efficient compared to units that were built 20 or 30 years ago.

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

Mike Duchesneau, 1191 South Lake Drive, stated he supports Phase 1 being presented tonight by the applicant, they have done a good job. They could emphasize a little bit more as far as the PRO benefit of reduced traffic or minimizing the increase in traffic of their traffic input study that is in the end of the Planning Commission packet and shows significant improvement on the amount of traffic that we'll see on Meadowbrook. The motion sheet includes it as one of the PRO issues in item C, number 5, but going forward to the City Council, that should be emphasized a little bit more.

Toll Brothers should have end units with first floor bedrooms listed as being standard as opposed to optional so that any spec homes or models that they build include the downstairs bedroom for the end units.

Mr. Duchesneau has concerns about what's going on with Phase 2. It is not obvious with what's been presented from a legal standpoint what could be done with RM-1 if it's just a straight RM-1 zoning. Someone could perhaps buy that property and build the biggest assisted living facility you've ever seen, because it's a nice large property, so there should be restrictions that include it will be residential, and hopefully for sale residential, as opposed to just items pertaining to being an RM-1 district now. Mr. Duchesneau is disappointed we haven't heard more regarding the agreements with the owner of this southern half because that's been a consistent issue at both this table and the City Council.

One of the things also included in the PRO is that the home clusters are allowed to be 30 feet apart as opposed to 35. The narrative says this is a minimal deviation, which is as presented by Toll Brothers. We have no idea what Phase 2 will allow, and they should not start with deviations until there's more flesh on what the proposal is. If Toll Brothers owned the entire property, we'd have an excellent development with lots of benefits to the community, but as it is, they can only speak for half.

Seeing no one else, Chair Pehrson requested Member Lynch to read correspondence into the record. One comment was received from Stephen Carey in support. Chair Pehrson closed the Public Hearing and turned the matter over to the Planning Commission.

Member Lynch stated he thinks it is a good fit. There are a lot of benefits in the PRO that is being proposed and Member Lynch agrees with the prior speaker that there will be less traffic with this use, which is certainly a public benefit.

Member Lynch inquired as to the units per acre. Senior Planner Bell responded that the overall for the entire project would be 4.2, but the northern Phase 1 portion is lower. The applicant stated that the lower southern portion of the site owned by Singh Development would be the 5.4 as permitted under RM-1 zoning and the PRO will control both properties. Member Lynch would like to see the development go in but has concerns with having a higher density for different parts of the property.

Member Becker inquired to staff regarding the impact to commercial developments to the east of this property who developed thinking they would be abutting another OSC district with different setbacks, berms and plantings required as opposed to abutting a residential district. If the existing commercial businesses wish to expand, would this cause hardship to them? City Attorney Schultz responded that the neighbor does not control the zoning on neighboring properties, when they come in to develop property, they will have to meet whatever standards there are.

Member Becker thinks when there is a lake or water property like this with so much natural, undeveloped wetlands and woodlands that what you really want to have enjoy that is residential, not office building. It looks kind of funky to be right behind all the commercial development, but he would much rather see it developed for people who are going to enjoy it 24/7 and 365 days rather than office building tenants. Member Becker's concern is whether this will be another spot zoning if Singh changes their mind on developing Phase 2 and that portion becomes landlocked. For the PRO, as long as it covers whoever owns both properties, it will rule that. Member Becker likes the residential option.

City Attorney Schultz stated that the PRO will cover the entire parcel. It has two different entities that control the northern and southern portions, the PRO will be signed by everybody with an ownership interest in that. If the north piece develops first, there will be provisions in the agreement as to how and when to do the formal land division and it will include a road there to provide access, so it won't be landlocked.

Member Dismondy stated that the last time the Planning Commission saw this proposal, most of these issues were covered and the neighboring properties were in attendance and supportive. It is better use than OST in terms of saving the natural features, so Member Dismondy is in support.

Member Roney inquired if first floor bedrooms are an option. Mr. Iacoangeli responded, not necessarily, all the end units on each building block will have first floor primary bedrooms, so roughly 20 percent will have first floor primary bedrooms. Member Roney stated that was one of the things that came up in the discussion when this was last presented, to make the development more friendly to aging in place, so he appreciates the applicant taking steps to do that. The other issue that came up was the walkway to get to the mall, and he appreciates the applicant finding a way to make that happen. Member Roney noted in response to previous comments regarding number of dwelling units, the motion sheet states in item B, number 4. that overall density shall not exceed 3.3 dwelling units per acre.

Member Avdoulos inquired for clarification regarding the road connection. Plan Review Engineer Humna Anjum stated as part of the Griffin Novi project, Singh Development had proposed Lion Lane and that stubs right at the edge of the DMC property. That road with sidewalks stubs at the property line and the applicant has proposed an emergency access drive that connects to the access road between Waltonwood and the DMC property and now a sidewalk connection. For the engineering review, it was recommended that the applicant provide the full connection all the way to Lion Lane because there is an existing 86-foot wide roadway easement at the south side of the DMC property that would eliminate that extra emergency access and provide better connectivity between the developments.

Member Avdoulos stated that each time this proposal has come before the Planning Commission there have been improvements, which is greatly appreciated.

Motion to recommend JZ22-28 Elm Creek PRO for approval to City Council made by Member Avdoulos and seconded by Member Lynch.

In the matter of JZ22-28 Elm Creek, with Zoning Map Amendment 18.737 motion to recommend approval to City Council to rezone the subject property from Office Service Technology (OST) and Low-Rise Multiple Family (RM-1) to Low-Rise Multiple Family (RM-1) with a Planned Rezoning Overlay Concept Plan.

A. The recommendation includes the following ordinance deviations for consideration by the City Council:

1. **Side and Rear Setbacks *(Sec 3.1.7.D and 3.6.2.B):* A Zoning Ordinance deviation is requested to reduce the side and rear setbacks from 75 feet to 50 feet along the north, east, and west property lines of Phase 1. The deviation is requested to cluster the buildings in the northern portion of the site while preserving City Woodlands and Wetlands in the southern portion of the property.**

2. **Building Orientation *(Sec. 3.8.2.D):* A Zoning Ordinance deviation is requested to revise the required orientation of the buildings from 45 degrees to the property line to 90 degrees. This allows for a more uniform site layout with all of the units backing up to open space/wooded areas.**

3. **Distance Between Buildings (*Sec. 3.8.2.H*): A Zoning Ordinance deviation is requested to allow a minimum distance of 30 feet between buildings on the same side of the street. The calculated minimum distance would be between 33.72 feet and 34.9 feet, so the deviation is relatively minor.**

4. **Parking along Major Drives *(Sec. 5.10):* A Zoning Ordinance deviation is requested to allow for perpendicular parking on a major drive. This deviation is requested due to the impracticality of providing a minor road given the site constraints (woodlands, wetlands, and property configuration). The placement of these parking areas is not near the main entrance.**

5. **Landscape Berms (Sec. 5.5.3.A.ii): A Zoning Ordinance deviation is requested to not provide a 4-foot, 6-inch to 6-foot high landscape berm on a proposed RM-1 district adjacent to an OST district on the north and east sides of the property. This deviation is requested due to significant grade changes near property lines, and to preserve existing natural features including City regulated woodlands and wetlands. An 8-foot high vinyl fence is proposed along portions of the site where the homes are closest to these areas to provide visual and audible screening, including along the south side of the main entry road as described in the Landscape Review.**

6. **Right-of-Way Landscaping (Section 5.5.3.B.ii): A deviation for the lack of required street trees and greenbelt berm along Meadowbrook Road in order to avoid disturbance of the existing wetlands and underground utilities.**

7. **All deviations from the ordinance requirements shall be identified and included in PRO Agreement. Any additional deviations identified during Site Plan Review (after the Concept Plan and PRO Agreement is approved), will require amendment of the PRO Agreement, unless otherwise stated in the PRO Agreement.**

B. If the City Council approves the rezoning, the Planning Commission recommends the following conditions be made part of the PRO Agreement:

1. **Preservation of 8.38 acres of City regulated woodlands, as placement in a conservation easement is more restrictive than required, and it is beneficial to the public to have additional woodland areas permanently protected within conservation easements.**

2. **Preservation of 3.02 acres of City regulated wetlands, as placement in a conservation easement is more restrictive than required, and it is beneficial to the public to have additional wetland areas permanently protected within conservation easements.**

3. **On-site wetland mitigation will be provided in accordance with the Wetland and Watercourse Protection Ordinance.**

4. **Overall density shall not exceed 3.3 dwelling units per acre, which is more limiting than the 5.4 dwelling units per acre allowed in the RM-1 District.**

5. **Providing the community amenities shown in the PRO Concept Plan, including the nature trail and overlook with seating, as this is a greater area of usable open space than required in RM-1 District, which will benefit future residents of the site.**

6. **Screening between adjacent properties including fences and landscaping as shown in the PRO Plan.**

7. **A cul-de-sac shall be provided at the terminus of the road in Phase 2 rather than a temporary T-turn, since it is unlikely that the road will connect to future development to the south. If Phase 2 of the project does not move forward in a timely manner, the temporary T-turnaround shall be changed to a cul-de-sac.**

8. **The applicant proposes to fill two off-site sidewalk gaps along Meadowbrook Road adjacent to the north and south (on frontage of parcels 22-14-200-045 and 22-14-200-010) totaling 314 feet as a benefit to the public. The sidewalk extensions will include design, construction, and easement acquisition, if necessary.**

9. **The PRO Plan includes a sidewalk extension along the western emergency access road, which will allow non-motorized access to the mall area via the proposed sidewalk of the Griffin Novi project.**

10. **First floor living options providing primary bedrooms on the first level will be available in end units in the development.**

11. **The applicant has offered to contribute $10,000 to City of Novi Parks, Recreation, and Cultural Services to be utilized for improvements to nearby Beacon Hill Trailhead at the northeast corner of Meadowbrook Road and Twelve Mile Road.**

12. **The development will encourage energy efficient design and utilize LEED strategies such as energy efficiency, sustainably produced building materials, high indoor air quality and insulation materials. For Phase 1, Toll Brothers will be providing EV Charging Infrastructure with a 240-volt outlet prewired in every garage, Energy Star rated appliances in all units, and the use of Low-E Energy Star rated windows. Construction will also include High-Efficiency Insulation with 2x6 Walls with R-19 Insulation, blown in attic insulation, spray sealed ducts, and R11 Blanket insulation in basement walls.**

13. **Any land division requested for the property shall be subject to approval by the City of Novi Assessor's office. A title search shall be provided by the applicant. The timing of the land division shall be addressed in the final PRO Agreement, and will not be granted unless and until appropriate easements have been established and appropriate performance guarantees have been provided to ensure access to all affected properties to the satisfaction of the City.**

C. **This motion is made because the proposed Low-Density Multiple Family (RM-1) zoning district is a reasonable alternative and fulfills the intent of the Master Plan for Land Use, and because:**

1. **The proposed residential neighborhood would support healthy lifestyles through the provision of walking trails and sidewalk connections and ensure the provision of open space within the development.**
2. **The unit sizes and types help the City's goal of providing a wide range of housing options and could appeal to a variety of buyers who prioritize minimal maintenance, smaller unit sizes, and natural surroundings.**
3. **The proposed project will protect and maintain the City's woodlands, wetlands, and natural features as the 8.38 acres of city-regulated woodlands and 3.02 acres of regulated wetlands will be preserved in conservation easements. The proposed layout minimizes impacts to natural features by grouping buildings along two roads, whereas an OST development would be likely to disturb more of the natural area.**
4. **The proposed project will ensure combability between residential and non-residential developments because the project proposes proper screening.**
5. **The Rezoning Traffic Study demonstrates that the proposed use is likely to generate far fewer vehicle trips per day compared to potential development under the current OST zoning district.**
6. **Public utilities are available to connect to, and adequate service capacity is available for the residential demand proposed.**

ROLL CALL VOTE TO RECOMMEND JZ22-28 ELM CREEK PRO FOR APPROVAL TO CITY COUNCIL MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

1. **APPROVAL OF THE APRIL 10, 2024 PLANNING COMMISSION MINUTES**

Motion to approve the April 10, 2024 Planning Commission minutes made by Member Avdoulos and seconded by Member Lynch.

ROLL CALL VOTE ON MOTION TO APPROVE THE APRIL 10, 2024 PLANNING COMMISSION MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. ***Motion carried 6-0.***

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

City Planner McBeth introduced the new wetlands and woodland environmental consultant Jason DeMoss from Merjent. Mr. DeMoss has ten years of professional experience with natural resource assessment, wetland ecology and soil science. He has the designation PWS, Professional Wetland Scientist. He attended Cal Poly San Luis Obispo.

AUDIENCE PARTICIPATION

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

ADJOURNMENT

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

ROLL CALL VOTE ON MOTION TO ADJOURN THE APRIL 24, 2024 PLANNING COMMISSION MEETING MADE BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY. ***Motion carried 6-0.***

Meeting adjourned at 8:36 PM.

*Actual language of the motion sheet subject to review.

REZONING TRAFFIC IMPACT STUDY

MEMO

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

VIA EMAIL shanshen@tollbrothers.com

To:	**Scott Hansen** **Toll Brothers**
From:	**Julie Kroll, PE, PTOE** **Mary Flanagan, EIT** **Fleis & VandenBrink**
Date:	**February 8, 2024**
Re:	**Elm Creek – Proposed Residential Development** **Novi, Michigan** **Rezoning Traffic Study**

INTRODUCTION

This memorandum presents the results of the Rezoning Traffic Study (RTS) for the proposed residential development in the City of Novi, Michigan. The project site is on approximately 23.7 acres of property, located adjacent to the west side of Meadowbrook Road, south of 12-Mile Road, as shown in **Figure 1**.

Figure 1: Site Location Map

27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

The proposed development includes the construction of single-family attached residential units. As part of this development project, the subject property is proposed to be rezoned from the existing Office Service Technology (OST) zoning to a Planned Rezoning Overlay (PRO), with an underlying Low Density Multiple-Family (RM-1) zoning classification.

In accordance with the City of Novi *Site Plan and Development Manual,* an RTS is required for the proposed rezoning. Included in this RTS are the following: background information, description of the requested use, trip generation evaluation, and available traffic count data (peak hour and daily) within one (1) mile of the proposed subject property.

BACKGROUND INFORMATION

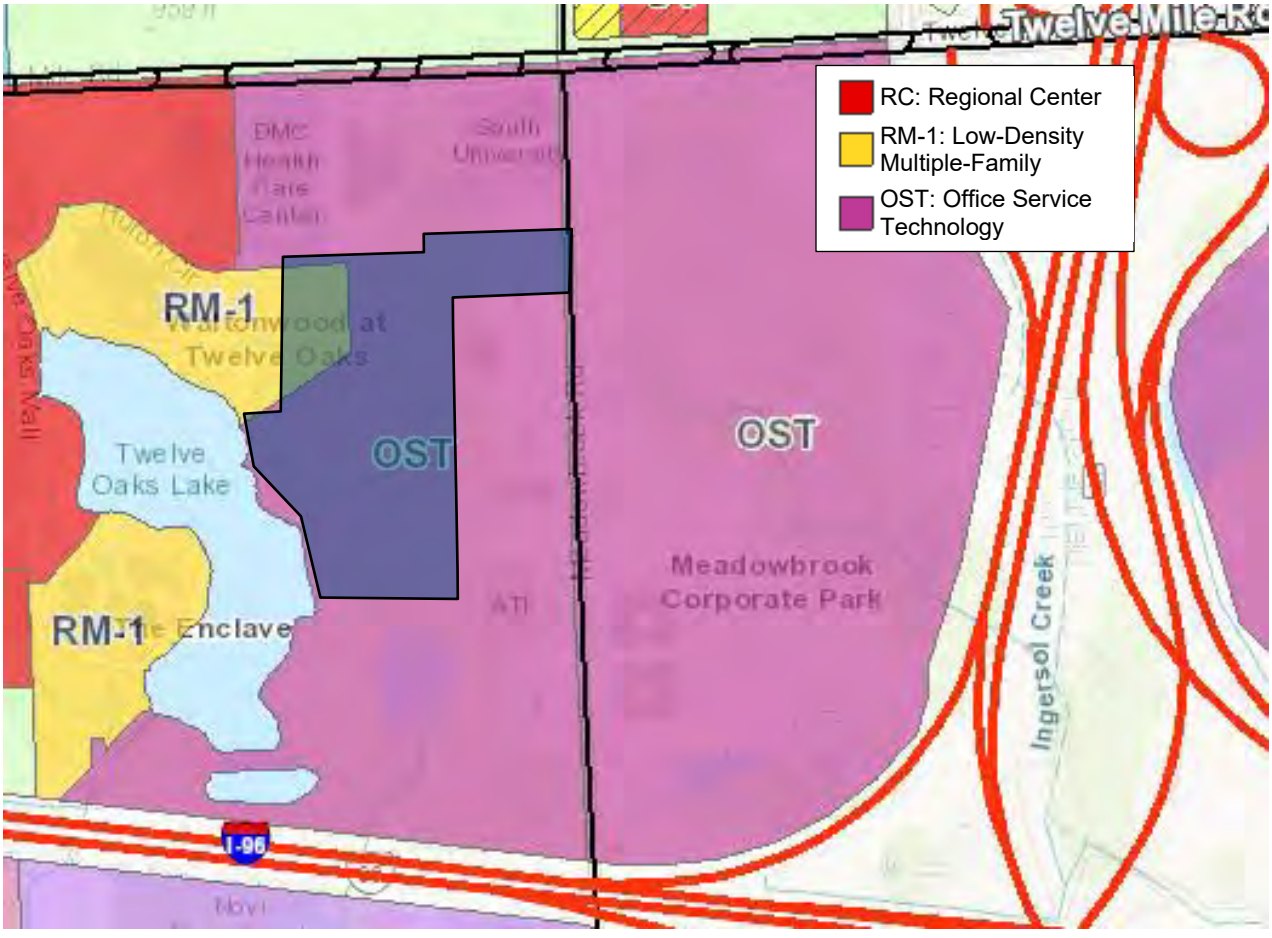
The project site is located adjacent to the west side of Meadowbrook Road, south of 12-Mile Road, in the City of Novi, Michigan. The study section of Meadowbrook Road is under the jurisdiction of the Road Commission for Oakland County (RCOC). Additional roadway information is summarized in **Table 1**.

Table 1: Roadway Information

Roadway Segment	Meadowbrook Road
Number of Lanes	3 (1-lane each direction and a center TWLTL)
Functional Classification	Minor Arterial
Posted Speed Limit	40-mph
Traffic Volumes (RCOC 2016)	10,000 vpd

The majority of land uses adjacent to the project site are office uses, with some residential land and regional center uses. The adjacent land uses/zoning are shown below on **Figure 2**.

Figure 2: Adjacent Land Use Map



TRIP GENERATION

The City of Novi Zoning Ordinance describes the land uses permitted by-right under the existing OST zoning classification. In order to determine the maximum site trip generation potential under the existing and proposed zoning classifications, the principal uses permitted under each zoning classification must be matched to the land use categories described by the Institute of Transportation Engineers (ITE) in *Trip Generation, 11th Edition*. ITE publishes trip generation data using different independent variables (such as square feet (SF), units, and rooms) for various uses. Therefore, the maximum allowable density within the existing OST zoning was determined based on a parallel site plan developed for the project site.

The City of Novi Zoning Ordinance definition of uses permitted under the OST zoning includes professional office buildings, data processing and computer centers, laboratories, hotels and business motels, colleges, universities, and other such secondary institutions, etc. Review of the ITE land use description indicates that the General Office Building (LUC 710) and Medical Office (LUC 720) uses generate the highest trips and best match the uses defined by the Ordinance and permitted by right under the existing zoning.

In accordance with City Ordinance, a Planned Rezoning Overlay (PRO) would establish a site-specific use authorization to accomplish the objectives of the zoning ordinance through a land development project review process. This review is based upon the application of site planning criteria to achieve integration of the proposed land development project with the characteristics of the project area. If approved, the zoning district classification of the rezoned property shall consist of the district to which the property has been rezoned, accompanied by a reference to "PRO, Planned Rezoning Overlay". Development and use of the rezoned property shall be restricted to the permission granted in the PRO Agreement, and no other development or use shall be permitted. As such the proposed development plan that was approved within the PRO Agreement would be the only development allowed within the new zoning.

Therefore, an analysis was performed in order to determine the maximum site trip generation potential currently permitted by right under the existing OST zoning as compared to the trip generation associated with the proposed PRO. The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the existing and proposed zoning classifications, were calculated based on the rates and equations published by ITE in *Trip Generation, 11th Edition*. The results of the trip generation analysis comparison are summarized in **Table 2.**

Table 2: Site Trip Generation Comparison

Zoning	Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Existing Zoning (OST)	General Office Building	710	274,925	SF	2,797	351	48	399	65	319	384
	Medical-Dental Office Building	720	274,925	SF	11,706	473	126	599	335	781	1,116
Max for existing zoning (OST)					*11,706*	*473*	*126*	*599*	*335*	*781*	*1,116*
Proposed Development (PRO)	Single-Family Attached Housing	215	121	DU	872	14	43	57	41	28	69
Difference					-10,834	-459	-83	-542	-294	-753	-1,047

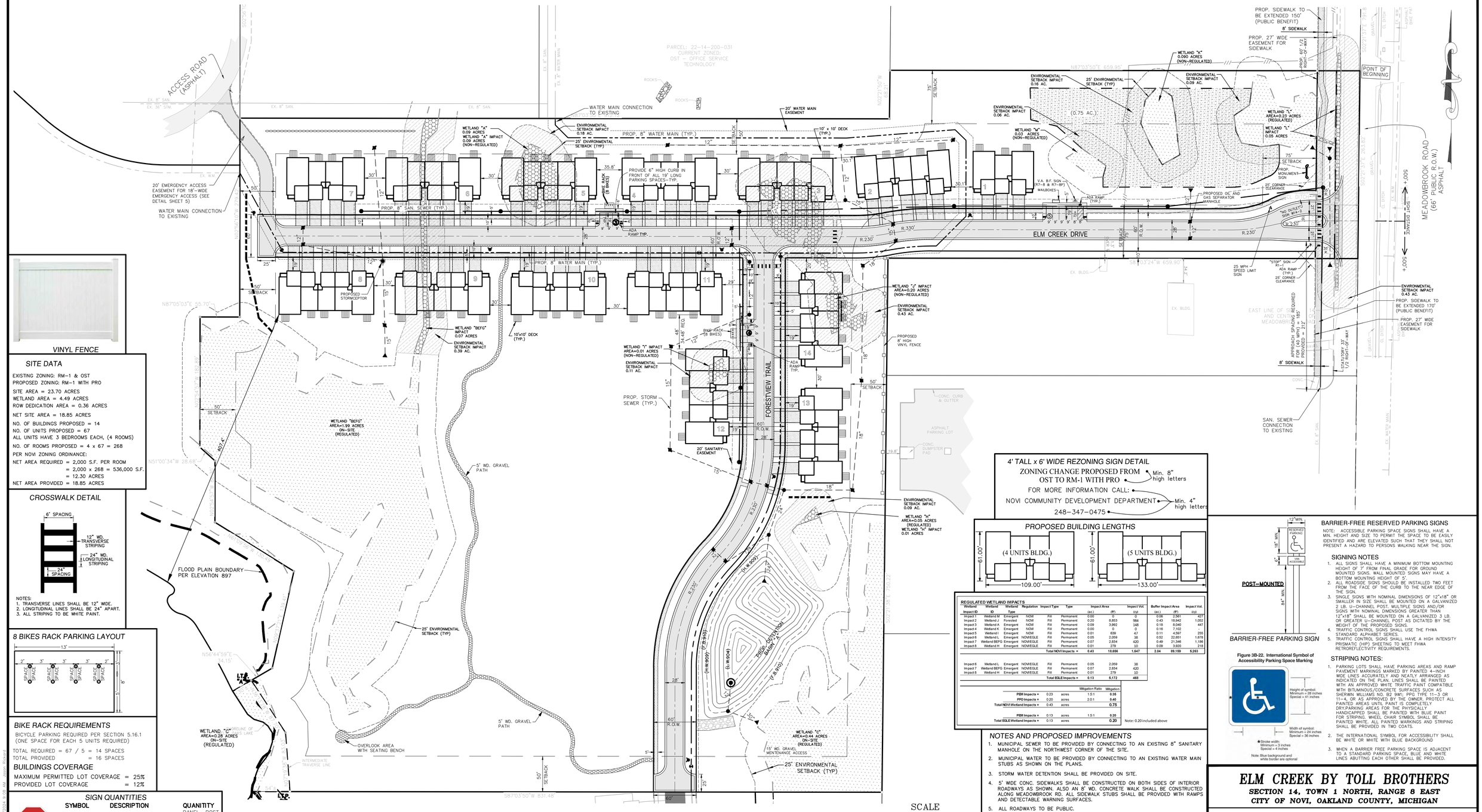
CONCLUSIONS

- The results of the trip generation comparison indicates that the proposed PRO zoning classification will generate significantly *less* trips than the potential trip generation that is currently permitted under the existing OST zoning.
- The proposed PRO will have less of an impact on the adjacent roadway system than the potential use(s) of the property as currently zoned.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Attached:
Site Concept Plan
Parallel Site Plan (Existing OST Zoning)
SEMCOG Data
Traffic Count Data



VINYL FENCE

SITE DATA

EXISTING ZONING: RM-1 & OST
PROPOSED ZONING: RM-1 WITH PRO

SITE AREA = 23.70 ACRES
WETLAND AREA = 4.49 ACRES
ROW DEDICATION AREA = 0.36 ACRES

NET SITE AREA = 18.85 ACRES

NO. OF BUILDINGS PROPOSED = 14
NO. OF UNITS PROPOSED = 67
ALL UNITS HAVE 3 BEDROOMS EACH, (4 ROOMS)

NO. OF ROOMS PROPOSED = 4 x 67 = 268

PER NOVI ZONING ORDINANCE:
NET AREA REQUIRED = 2,000 S.F. PER ROOM
= 2,000 x 268 = 536,000 S.F.
= 12.30 ACRES
NET AREA PROVIDED = 18.85 ACRES

CROSSWALK DETAIL

NOTES:
1. TRANSVERSE LINES SHALL BE 12" WIDE.
2. LONGITUDINAL LINES SHALL BE 24" APART.
3. ALL STRIPING TO BE WHITE PAINT.

8 BIKES RACK PARKING LAYOUT

BIKE RACK REQUIREMENTS

BICYCLE PARKING REQUIRED PER SECTION 5.16.1 (ONE SPACE FOR EACH 5 UNITS REQUIRED)

TOTAL REQUIRED = 67 / 5 = 14 SPACES
TOTAL PROVIDED = 16 SPACES

BUILDINGS COVERAGE

MAXIMUM PERMITTED LOT COVERAGE = 25%
PROVIDED LOT COVERAGE = 12%

SIGN QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY PANEL	QUANTITY POST
	R1-1 30" "STOP" SIGN W/ STREET SIGN	1	1
	W14-2 30" "NO OUTLET" SIGN	1	1
	R2-1(25) "25 MPH SPEED LIMIT" SIGN	1	1
	12" D3-1 STREET NAME ATOP "STOP" SIGN	1	0
	12"x 18" V.A. BARRIER SIGN (R7-8)	1	1
	6"x 12" VAN ACCESSIBLE SIGN (R7-8P)	1	0

STOP

NO OUTLET
W14-2

SIGNAGE NOTES

1. STREET NAME SIGNS SHOULD BE PLACED A TOP THE INTERIOR STOP SIGN.
2. STREET-NAME SIGN SHALL COMPLY WITH THE CITY OF NOVI DESIGN STANDARDS.
3. ALL TRAFFIC SIGNAGE SHALL COMPLY WITH THE CURRENT MMUTCD STANDARDS.
4. SIGNS 12"X18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST.
5. SIGNS GREATER THAN 12"X18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST.
6. SIGNS BOTTOM HEIGHT OF 7' FROM FINAL GRADE .
7. SIGNING SHALL BE PLACED 2' FROM THE FACE OF THE CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN.
8. FHWA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE.
9. HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY.

PARKING CALCULATIONS

PARKING REQUIRED PER SEC. 5.2.12.A
(2.5 SPACES FOR EACH UNIT HAVING 3 OR MORE BEDROOMS)
NO. OF UNITS PROPOSED = 67
PARKING REQUIRED = 67 x 2.5 = 168 SPACES

PARKING PROVIDED =
ATTACHED GARAGE PARKING = 134
APRON GARAGE PARKING = 134
GUEST SURFACE PARKING INCLUDING 1 V.A. SPACE = 11
PARKING PROVIDED = 279 SPACES

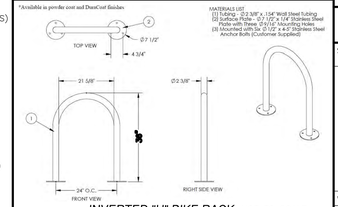
ACCESSIBLE PARKING SPACES

TOTAL SURFACE SPACES = 11
ACCESSIBLE SPACES PER 2010 ADA (208.2 RES. FACILITIES)

TOTAL ACCESSIBLE REQUIRED: 1 TO 25 SPACES
= 1 VAN ACCESSIBLE SPACE

TOTAL ACCESSIBLE PROVIDED: 1 VAN ACCESSIBLE SPACE

① DENOTES BUILDING NUMBER



INVERTED "U" BIKE RACK NOT TO SCALE

MAXIMUM BUILDING HEIGHT ALLOWED = 35'
MEDIAN BUILDING HEIGHT PROPOSED = 26.06'

MIN. DISTANCE BETWEEN BUILDINGS

MIN. DISTANCE BETWEEN BUILDINGS REQUIRED PER SEC. 3.8.2.H
LENGTH BLDG A.=LENGTH BLDG B.+2(HEIGHT BLDG A.+HEIGHT BLDG B.)/6

SPACE BETWEEN BUILDINGS	La	Lb	Ha	Hb	REQUIRED SPACING	PROPOSED SPACING	PRO DEVIATION
1 AND 2	50.06'	50.21'	26.06'	26.06'	34.08'	30.10'	YES
2 AND 3	50.51'	50.35'	26.06'	26.06'	34.18'	30.10'	YES
3 AND 4	52.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
4 AND 5	52.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
5 AND 6	52.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
6 AND 7	52.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
8 AND 9	52.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
9 AND 10	52.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
10 AND 11	52.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
11 AND 12	51.32'	51.32'	26.06'	26.06'	34.48'	48.00'	NO
13 AND 14	52.59'	52.59'	26.06'	26.06'	34.90'	30.00'	YES
WORST CASE SCENARIO SPACE BETWEEN BLDGS. (7 & 10) ACROSS THE STREET							
7 AND 8	109.00'	133.00'	26.06'	26.06'	57.71'	98.00'	NO

LEGEND

EXISTING	PROPOSED
	PAVEMENT (ASPHALT)
	SIDE WALK (CONCRETE)
	CONC. CURB & GUTTER
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	MANHOLE
	CATCH BASIN
	END SECTION
	GATE VALVE
	HYDRANT

SCALE
0 30 60 120
(IN FEET)
Scale: 1 inch = 60 ft.

4' TALL x 6' WIDE REZONING SIGN DETAIL

ZONING CHANGE PROPOSED FROM OST TO RM-1 WITH PRO — Min. 8" high letters
FOR MORE INFORMATION CALL:
NOVI COMMUNITY DEVELOPMENT DEPARTMENT — Min. 4" high letters
248-347-0475

PROPOSED BUILDING LENGTHS

REGULATED WETLAND IMPACTS

Wetland Impact ID	Wetland ID	Wetland Type	Regulation	Impact Type	Type	Impact Area (ac.)	Impact Area (ft²)	Impact Vol. (cy)	Buffer Impact Area (ac.)	Buffer Impact Area (ft²)	Impact Vol. (cy)
Impact 1	Wetland M	Emergent	NOVI	Fill	Permanent	0.00	0	0	0.08	2,561	427
Impact 2	Wetland J	Forested	NOVI	Fill	Permanent	0.20	8,853	984	0.43	18,842	1,052
Impact 3	Wetland A	Emergent	NOVI	Fill	Permanent	0.09	3,992	148	0.18	8,040	447
Impact 4	Wetland K	Emergent	NOVI	Fill	Permanent	0.00	0	0	0.16	7,102	0
Impact 5	Wetland I	Emergent	NOVI	Fill	Permanent	0.01	639	47	0.11	4,597	255
Impact 6	Wetland L	Emergent	NOVI/EGLE	Fill	Permanent	0.05	2,059	38	0.82	22,651	1,618
Impact 7	Wetland BEFG	Emergent	NOVI/EGLE	Fill	Permanent	0.07	2,834	420	0.49	21,346	1,186
Impact 8	Wetland H	Emergent	NOVI/EGLE	Fill	Permanent	0.01	279	10	0.09	3,920	218
					Total NOVI Impacts =	0.43	18,656	1,647	2.04	89,159	5,263
Impact 6	Wetland L	Emergent	NOVI/EGLE	Fill	Permanent	0.05	2,059	38			
Impact 7	Wetland BEFG	Emergent	NOVI/EGLE	Fill	Permanent	0.07	2,834	420			
Impact 8	Wetland H	Emergent	NOVI/EGLE	Fill	Permanent	0.01	279	10			
					Total EGLE Impacts =	0.13	5,172	468			

			Mitigation Ratio	Mitigation
PBM Impacts =	0.23	acres	1.5:1	0.35
PPO Impacts =	0.20	acres	2.0:1	0.40
Total NOVI Wetland Impacts =	0.43	acres		0.75
PBM Impacts =	0.13	acres	1.5:1	0.20
Total EGLE Wetland Impacts =	0.13	acres		0.20

Note: 0.20 included above

NOTES AND PROPOSED IMPROVEMENTS

1. MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING 8" SANITARY MANHOLE ON THE NORTHWEST CORNER OF THE SITE.
2. MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXISTING WATER MAIN STUBS AS SHOWN ON THE PLANS.
3. STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
4. 5' WIDE CONC. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF INTERIOR ROADWAYS AS SHOWN. ALSO AN 8' WD. CONCRETE WALK SHALL BE CONSTRUCTED ALONG MEADOWBROOK RD. ALL SIDEWALK STUBS SHALL BE PROVIDED WITH RAMPS AND DETECTABLE WARNING SURFACES.
5. ALL ROADWAYS TO BE PUBLIC.
6. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
7. ALL SIDEWALKS AND SIDEWALK RAMPS SHALL A.D.A. COMPLIANT.
8. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
9. PROP. WATER MAIN AND PROP. SANITARY SEWER TO BE CENTERLINE OF 20' WIDE PUBLIC EASEMENT.
10. TRASH TO BE PICKED UP BY CURBSIDE PICK UP.
11. ROOF TOP EQUIPMENT AND APPURTENANCES ARE NOT PROPOSED. SCREENING IS NOT REQUIRED.
12. ON-STREET PARKING IS NOT PROPOSED.
13. ONE PHASE IS PROPOSED FOR THE WHOLE DEVELOPMENT.
14. ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
15. FLASHING LIGHTS SHALL NOT BE PERMITTED.
16. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE PERMITTED AFTER SITE'S HOURS OF OPERATION.
17. COMMERCIAL DRIVE SPACING OPPOSITE SIDE 11.216.d.1.e
A. DOWNSTREAM: 150' REQUIRED, 820 +/- PROVIDED TO 12 MILE ROAD.
B. UPSTREAM: 400' REQUIRED BASED ON HIGHEST TRIP GENERATION 1500' +/- PROVIDED

BARRIER-FREE RESERVED PARKING SIGNS

NOTE: ACCESSIBLE PARKING SPACE SIGNS SHALL HAVE A MIN. HEIGHT AND SIZE TO PERMIT THE SPACE TO BE EASILY IDENTIFIED AND ARE ELEVATED SUCH THAT THEY SHALL NOT PRESENT A HAZARD TO PERSONS WALKING NEAR THE SIGN.

BARRIER-FREE PARKING SIGN

SIGNING NOTES

1. ALL SIGNS SHALL HAVE A MINIMUM BOTTOM MOUNTING HEIGHT OF 7' FROM FINAL GRADE FOR GROUND MOUNTED SIGNS. WALL MOUNTED SIGNS MAY HAVE A BOTTOM MOUNTING HEIGHT OF 5'.
2. ALL ROADSIDE SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN.
3. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
4. TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
5. TRAFFIC CONTROL SIGNS SHALL HAVE A HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

STRIPING NOTES:

1. PARKING LOTS SHALL HAVE PARKING AREAS AND RAMP PAVEMENT MARKINGS MARKED BY PAINTED 4-INCH WIDE LINES ACCURATELY AND NEATLY ARRANGED AS INDICATED ON THE PLAN. LINES SHALL BE PAINTED WITH AN APPROVED WHITE TRAFFIC PAINT COMPATIBLE WITH BITUMINOUS/CONCRETE SURFACES SUCH AS SHERWIN WILLIAMS NO. B2 9W1; PPG TYPE 11-3 OR 11-4, OR AS APPROVED BY THE OWNER. PROTECT ALL PAINTED AREAS UNTIL PAINT IS COMPLETELY DRY.PARKING AREAS FOR THE PHYSICALLY HANDICAPPED SHALL BE PAINTED WITH BLUE PAINT FOR STRIPING, WHEEL CHAIR SYMBOL SHALL BE PAINTED WHITE. ALL PAINTED MARKINGS AND STRIPING SHALL BE PROVIDED IN TWO COATS.
2. THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE WHITE OR WHITE WITH BLUE BACKGROUND
3. WHEN A BARRIER FREE PARKING SPACE IS ADJACENT TO A STANDARD PARKING SPACE, BLUE AND WHITE LINES ABUTTING EACH OTHER SHALL BE PROVIDED.

Figure 3B-22. International Symbol of Accessibility Parking Space Marking

Note: Blue background and white border are optional

ELM CREEK BY TOLL BROTHERS

SECTION 14, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

OVERALL SITE PLAN

REVISIONS

NO.	ITEM	DATE
1	REVISION PER THE CITY	3/29/2023
2	REVISION PER THE CITY	2/12/2024

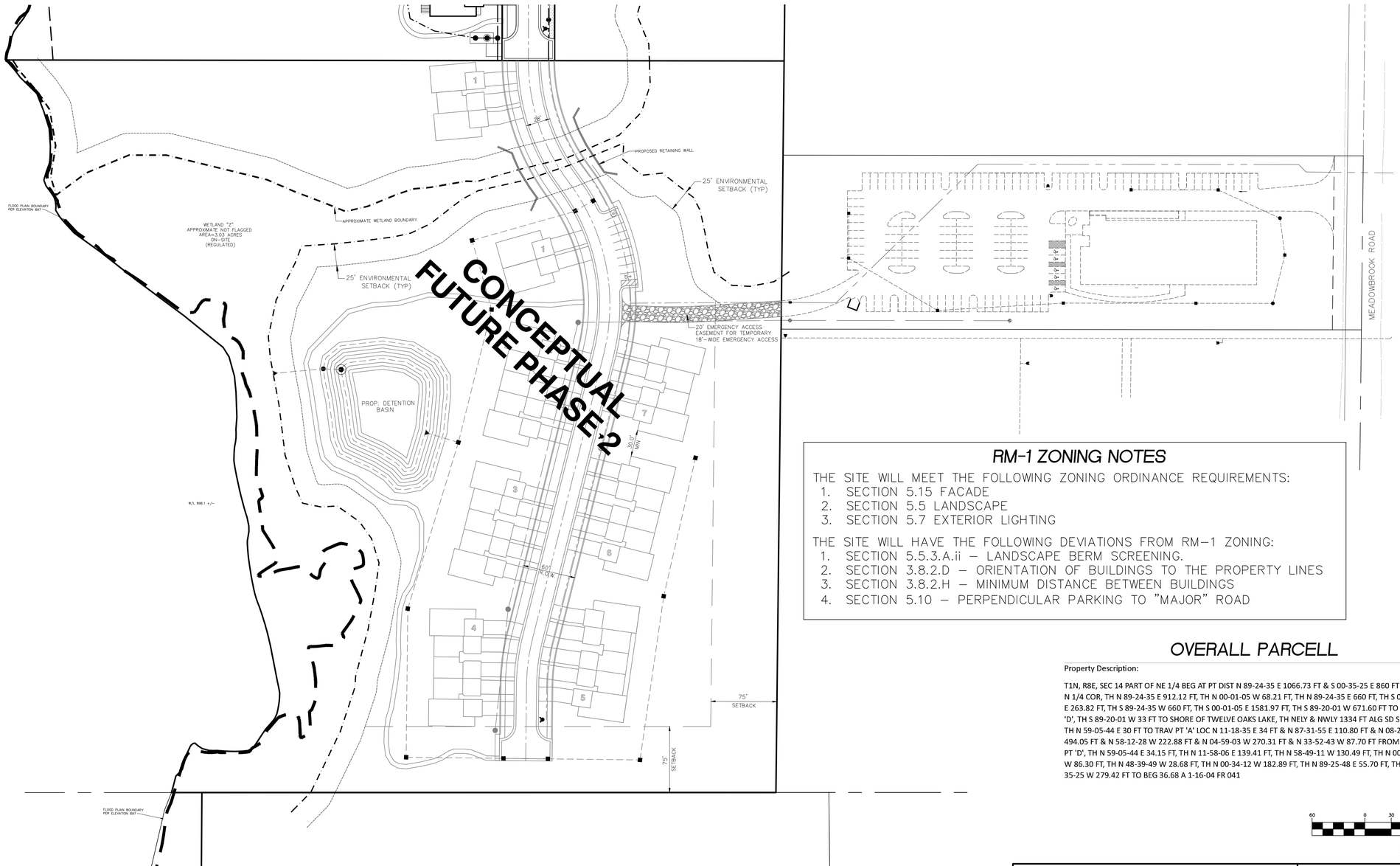
3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

DATE: 06-13-23
DESIGNED BY: J.R. JOB NUMBER: 21-044
CHECKED BY: J.E. FILE: 21044-SP.dwg

SEIBER KEAST LEHNER ENGINEERING | SURVEYING
CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7050
FARMINGTON HILLS OFFICE
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331

SHEET 3

G:\21-044 Toll Meadowbrook Road\CAD\SHEETS\21044-SP.dwg, 2/8/2024 8:29 AM, James Rickard



RM-1 ZONING NOTES

THE SITE WILL MEET THE FOLLOWING ZONING ORDINANCE REQUIREMENTS:

1. SECTION 5.15 FACADE
2. SECTION 5.5 LANDSCAPE
3. SECTION 5.7 EXTERIOR LIGHTING

THE SITE WILL HAVE THE FOLLOWING DEVIATIONS FROM RM-1 ZONING:

1. SECTION 5.5.3.A.ii – LANDSCAPE BERM SCREENING.
2. SECTION 3.8.2.D – ORIENTATION OF BUILDINGS TO THE PROPERTY LINES
3. SECTION 3.8.2.H – MINIMUM DISTANCE BETWEEN BUILDINGS
4. SECTION 5.10 – PERPENDICULAR PARKING TO "MAJOR" ROAD

OVERALL PARCELL

Property Description:

T1N, R8E, SEC 14 PART OF NE 1/4 BEG AT PT DIST N 89-24-35 E 1066.73 FT & S 00-35-25 E 860 FT FROM N 1/4 COR, TH N 89-24-35 E 912.12 FT, TH N 00-01-05 W 68.21 FT, TH N 89-24-35 E 660 FT, TH S 00-01-05 E 263.82 FT, TH S 89-24-35 W 660 FT, TH S 00-01-05 E 1581.97 FT, TH S 89-20-01 W 671.60 FT TO TRAV PT 'D', TH S 89-20-01 W 33 FT TO SHORE OF TWELVE OAKS LAKE, TH NELY & NWLY 1334 FT ALG SD SHORE, TH N 59-05-44 E 30 FT TO TRAV PT 'A' LOC N 11-18-35 E 34 FT & N 87-31-55 E 110.80 FT & N 08-21-20 W 494.05 FT & N 58-12-28 W 222.88 FT & N 04-59-03 W 270.31 FT & N 33-52-43 W 87.70 FT FROM TRAV PT 'D', TH N 59-05-44 E 34.15 FT, TH N 11-58-06 E 139.41 FT, TH N 58-49-11 W 130.49 FT, TH N 00-34-12 W 86.30 FT, TH N 48-39-49 W 28.68 FT, TH N 00-34-12 W 182.89 FT, TH N 89-25-48 E 55.70 FT, TH N 00-35-25 W 279.42 FT TO BEG 36.68 A 1-16-04 FR 041

SCALE

60 0 30 60 120 240

(IN FEET)
Scale: 1 inch = 60 ft.

Usable Open Space Calculations Sec. 3.1.7.D

TOTAL No. OF RESIDENTIAL UNITS	=	54
USABLE OPEN SPACE REQUIRED	=	200 S.F. PER UNIT
	=	10,800 S.F. = 0.25 AC.
UNIT DECKS (100 S.F. EACH DECK) x 54		
UNITS DECKS	=	5,400 S.F. = 0.12 AC.
50' WD. AREA FOR 5' WD. GRAVEL PATH W/ OVERLOOK	=	10,000 S.F. = 0.23 AC.
USABLE OPEN SPACE PROVIDED	=	15,400 S.F. = 0.35 AC.

PARKING CALCULATIONS

PARKING REQUIRED PER SEC. 5.2.12.A
(2.5 SPACES FOR EACH UNIT HAVING 3 OR MORE BEDROOMS)

NO. OF UNITS PROPOSED = 54
PARKING REQUIRED = 54 x 2.5 = 135 SPACES

PARKING PROVIDED =
ATTACHED GARAGE PARKING = 108
APRON GARAGE PARKING = 108
GUEST SURFACE PARKING INCLUDING 1 V.A. SPACE = 9
PARKING PROVIDED = 225 SPACES

ACCESSIBLE PARKING SPACES

TOTAL SURFACE SPACES = 9
ACCESSIBLE SPACES PER 2010 ADA (208.2 RES. FACILITIES)

TOTAL ACCESSIBLE REQUIRED: 1 TO 25 SPACES
= 1 VAN ACCESSIBLE SPACE

TOTAL ACCESSIBLE PROVIDED: 1 VAN ACCESSIBLE SPACE

① DENOTES BUILDING NUMBER

MAXIMUM BUILDING HEIGHT ALLOWED = 35'
MEDIAN BUILDING HEIGHT PROPOSED = 26.06'

MIN. DISTANCE BETWEEN BUILDINGS

MIN. DISTANCE BETWEEN BUILDINGS REQUIRED PER SEC. 3.8.2.H
LENGTH BLDG A.+LENGTH BLDG B.+2(HEIGHT BLDG A.+HEIGHT BLDG B.)/6
PROVIDING 30' MIN (PRO DEVIATION REQUIRED)

BIKE RACK REQUIREMENTS

BICYCLE PARKING REQUIRED PER SECTION 5.16.1
(ONE SPACE FOR EACH 5 UNITS REQUIRED)

TOTAL REQUIRED = 54 / 5 = 11 SPACES
TOTAL PROVIDED = 11 SPACES

BUILDINGS COVERAGE

MAXIMUM PERMITTED LOT COVERAGE = 25%
PROVIDED LOT COVERAGE = 19%

SITE DATA

EXISTING ZONING: RM-1 & OST
PROPOSED ZONING: RM-1 WITH PRO

SITE AREA = 12.98 ACRES
WETLAND AREA = 3.03 ACRES
NET SITE AREA = 9.95 ACRES

NO. OF BUILDINGS PROPOSED = 16
NO. OF UNITS MAXIMUM = 54
ALL UNITS HAVE 3 BEDROOMS EACH, (4 ROOMS)
NO. OF ROOMS PROPOSED = 4 x 54 = 216

PER NOVI ZONING ORDINANCE:
NET AREA REQUIRED = 2,000 S.F. PER ROOM
= 2,000 x 216 = 432,000 S.F.
= 9.92 ACRES
NET AREA PROVIDED = 9.95 ACRES

LEGEND

EXISTING	PROPOSED	
		PAVEMENT (ASPHALT)
		SIDE WALK (CONCRETE)
		CONC. CURB & GUTTER
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
○	●	MANHOLE
□	■	CATCH BASIN
△	▲	END SECTION
⊗	⊗	GATE VALVE
		HYDRANT

NOTES AND PROPOSED IMPROVEMENTS

1. MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING 8" SANITYARY STUB AS SHOWN ON PLANS.
2. MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXISTING WATER MAIN STUB AS SHOWN ON THE PLANS.
3. STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
4. 5' WIDE CONC. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF INTERIOR ROADWAYS AS SHOWN.
5. ALL ROADWAYS TO BE PUBLIC.
6. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
7. ALL SIDEWALKS AND SIDEWALK RAMPS SHALL A.D.A. COMPLIANT.
8. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
9. PROP. WATER MAIN AND PROP. SANITARY SEWER TO BE CENTERLINE OF 20' WIDE PUBLIC EASEMENT.
10. TRASH TO BE PICKED UP BY CURBSIDE PICK UP.
11. ROOF TOP EQUIPMENT AND APPURTENANCES ARE NOT PROPOSED. SCREENING IS NOT REQUIRED.
12. ON-STREET PARKING IS NOT PROPOSED.
13. ONE PHASE IS PROPOSED FOR THE WHOLE DEVELOPMENT.
14. ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
15. FLASHING LIGHTS SHALL NOT BE PERMITTED.
16. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE PERMITTED AFTER SITE'S HOURS OF OPERATION.

ELM CREEK BY TOLL BROTHERS

SECTION 14, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DATE: 06-13-23 | DESIGNED BY: A.A. | JOB NUMBER: 21-044 | CHECKED BY: J.E. | FILE: 3A-21044-SP SOUTH.dwg

REVISIONS

NO.	ITEM	DATE
1.	PER CITY OF NOVI	6-21-2023

SITE PLAN - PHASE 2

SHEET 3A

SEIBER KEAST LEHNER ENGINEERING | SURVEYING
CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7080
FARMINGTON HILLS OFFICE
39209 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.306.3331

Parallel Plan-North

*VARIOUS OFF-SITE BENIFICIAL EASEMENTS, REC'D. L.16788, P.673

ROAD EASEMENT AREA REC'D. L.7748, P.599, O.C.R.

EX. 8" SAN. SEWER
EX. 36" STORM SEWER

WALTONWOOD OF NOVI

WETLAND "A" AREA=0.09 ACRES (NON-REGULATED)

WETLAND "k" AREA=0.09 ACRES (NON-REGULATED)

WETLAND "L" AREA=0.23 ACRES (REGULATED)

TP-8

MEADOWBROOK ROAD

WETLAND "J" AREA=0.19 ACRES (NON-REGULATED)

WETLAND "I" AREA=0.01 ACRES (NON-REGULATED)

EX. WALK

EX. 8" SAN. MH

WETLAND "BEFG" AREA=1.99 ACRES ON-SITE (REGULATED)

FLOOD PLAIN BOUNDARY PER ELEVATION 897

WETLAND "H" AREA=0.05 ACRES (REGULATED)

WETLAND "C" AREA=0.28 ACRES ON-SITE (REGULATED)

WETLAND "C" AREA=0.44 ACRES ON-SITE (REGULATED)

SCALE

60 0 30 60 120 240

(IN FEET)

Scale: 1 inch = 60 ft.

Parking Calculations

Existing Zoning = OST

Office Use

Total Parking Required:

One parking space required for each 222 s.f. of gross leasable area

Gross Leasable Area = 202,690 S.F.

202,690 S.F. / 222 = 913 Spaces

Total Parking Provided = 936 Spaces

ELM CREEK

SECTION 14, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

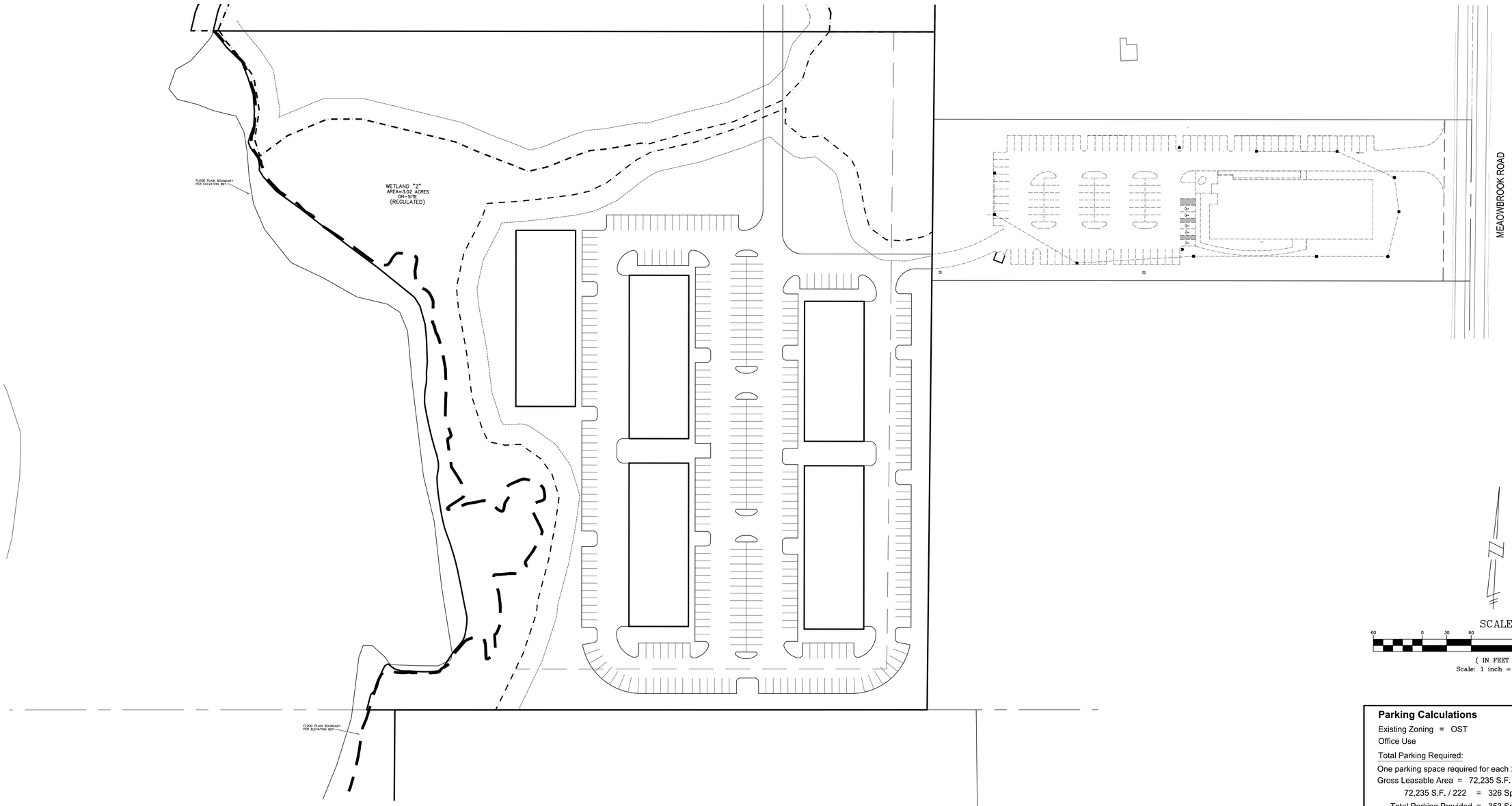
DATE: 12-11-23 | DESIGNED BY: A.A. | JOB NUMBER: 21-044 | CHECKED BY: J.E. | FILE: 21044-OFFICE LAYOUT-SINGH.dwg

OFFICE BUILDINGS LAYOUT – NORTH

SEIBER KEAST LEHNER
ENGINEERING I SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET 1

Parallel Plan-South



SCALE

60 0 30 60 120 240

(IN FEET)

Scale: 1 inch = 60 ft.

Parking Calculations

Existing Zoning = OST

Office Use

Total Parking Required:

One parking space required for each 222 s.f. of gross leasable area

Gross Leasable Area = 72,235 S.F.

72,235 S.F. / 222 = 326 Spaces

Total Parking Provided = 353 Spaces

ELM CREEK

SECTION 14, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DATE: 12-11-23 | DESIGNED BY: A.A. | JOB NUMBER: 21-044 | CHECKED BY: J.E. | FILE: 21044-OFFICE LAYOUT-SINGH.dwg

OFFICE BUILDINGS LAYOUT – SOUTH

SEIBER KEAST LEHNER
ENGINEERING I SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET 2

Crash and Road Data

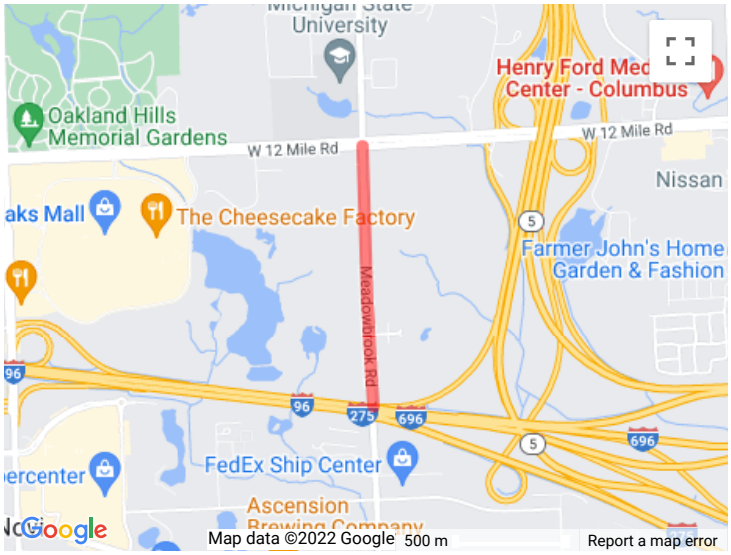
Road Segment Report

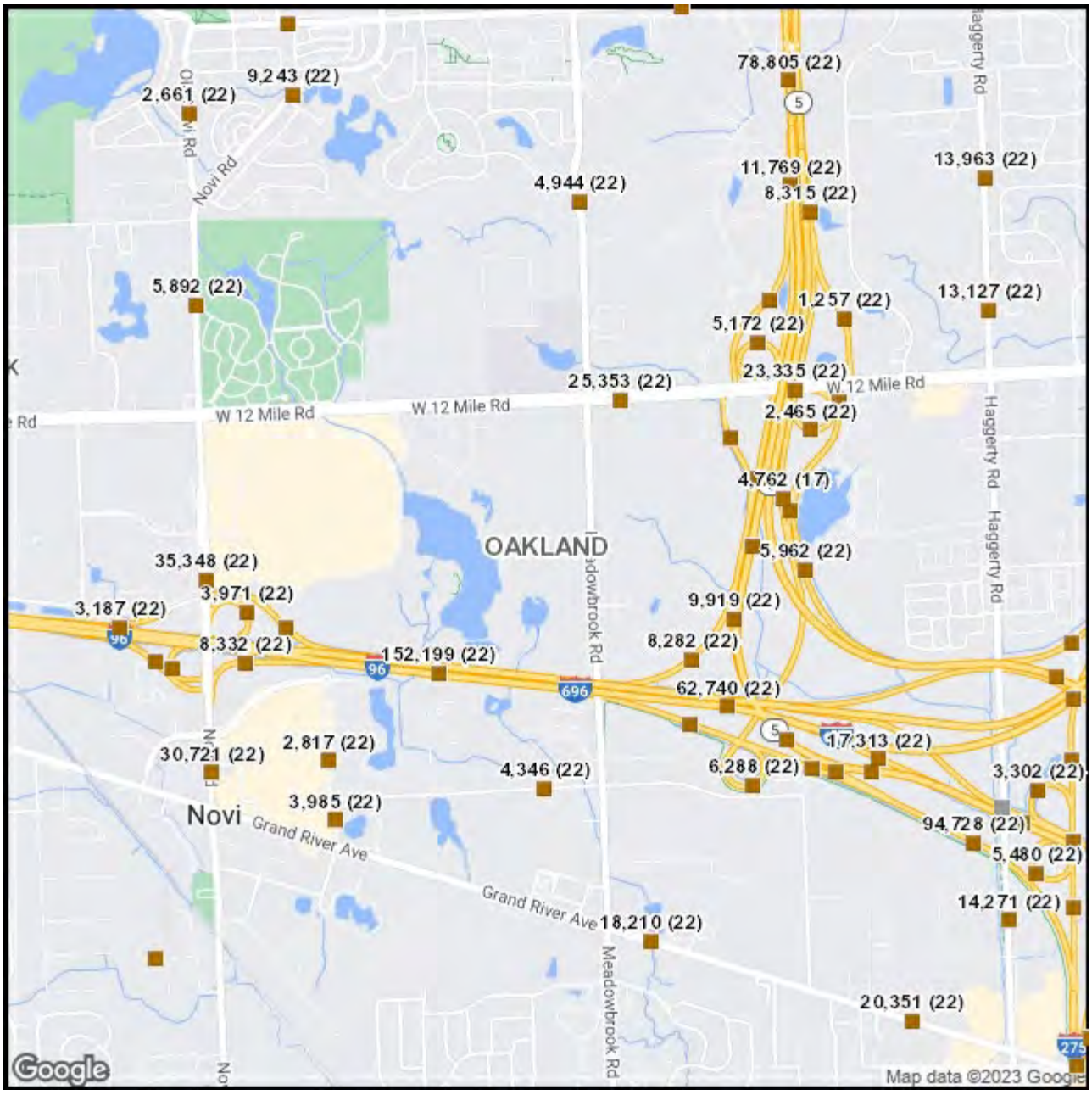
Meadowbrook Rd, (PR Number 656706)

From:	W I 96 3.255 BMP
To:	12 Mile Rd W 3.986 EMP
FALINK ID:	2086
Community:	City of Novi
County:	Oakland
Functional Class:	4 - Minor Arterial
Direction:	1 Way
Length:	0.731 miles
Number of Lanes:	3
Posted Speed:	40 (source: MSP)
Route Classification:	Not a route
Annual Crash Average 2016-2020:	4
Traffic Volume (2016)*:	10,000 (Observed AADT)
Pavement Type (2021):	Asphalt
Pavement Rating (2021):	Good
Short Range (TIP) Projects:	(22328) Rehabilitate Roadway
Long Range (RTP) Projects:	(10589) Capacity Improvement

* AADT values are derived from **Traffic Counts**

Street View





0 3000 6000

Feet

N

TCDS Locations

- Short
- C Continuous
- W WIM
- Located Short
- C Located Continuous
- W Located WIM
- Inactive Location
- State Owned

MDOT Michigan Department of Transportation

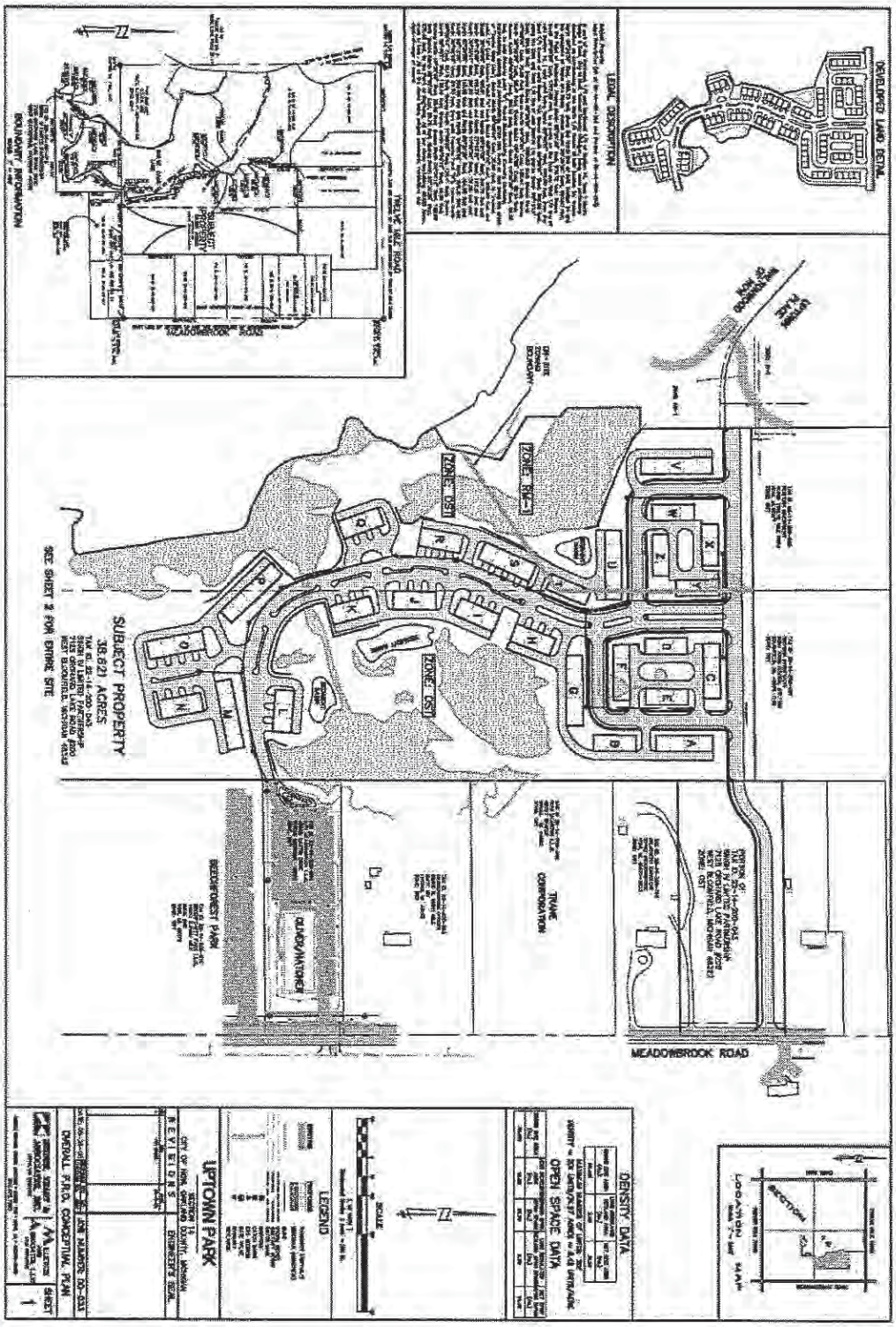
12/15/2023

PREVIOUS PRO CONCEPT PLAN

UPTOWN PARK - 2005

EXHIBIT "B"

PRO PLAN (Conceptual)



City Council Committee Appointments 2024-2025

Committee Name	Number of Members	Members			
***CONSULTANT REVIEW COMMITTEE – appointed by Mayor** Meet as requested. Dept. Contact: Victor Cardenas	3	Casey	Staudt	Heintz	
ENVIRONMENTAL SUSTAINABILITY – appointed by Mayor Meet as requested. Dept. Contact: Danielle Mahoney	3				
***FINANCE AND ADMINISTRATION – appointed by Mayor** Meet as requested. Dept. Contact: Victor Cardenas/ Carl Johnson	3				
LONG-RANGE STRATEGIC PLANNING – appointed by Mayor Meet as requested. Dept. Contact: Victor Cardenas	3				
***MOBILITY – appointed by Mayor** Meet as requested. Dept. Contact: Jeff Herczeg	3				
***ORDINANCE REVIEW COMMITTEE – appointed by Mayor** Meet as requested Dept. Contact: Victor Cardenas	MAYOR +2 +1 Alternate	Fischer	Casey	Staudt	Gurumurthy (Alternate)
***PUBLIC UTILITIES & TECHNOLOGY – appointed by Mayor** Meet as requested Dept. Contact: Rob Petty	3				
***RULES COMMITTEE – appointed by Mayor** Meet as requested Dept. Contact: Cortney Hanson	MAYOR +2	Fischer	Casey	Staudt	
SEMCOG Meet quarterly. Dept. Contact: Charles Boulard	1 + Alternate	Smith	Heintz (Alternate)		
***YOUTH COUNCIL REVIEW COMMITTEE – appointed by Mayor** Meet as requested. Dept. Contact: Sheryl Walsh/ Cortney Hanson	3	Thomas	Heintz	Casey	

*****Appointments by Mayor per Charter Section 6.7(e) Standing Committees

5.13.2024

REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, MAY 6, 2024, AT 7:00 P.M.

Mayor Fischer called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Smith, Staudt, Thomas

ALSO PRESENT: Victor Cardenas, City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

CM 24-05-56 **Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0**

To approve the agenda as presented

Roll call vote on CM 24-05-56 **Yeas: Casey, Gurumurthy, Heintz, Smith, Staudt, Thomas, Fischer**
Nays: None

PUBLIC HEARINGS:

1. FY 2024-25 Budget and 2024 Millage Rates

The public hearing opened at 7:01 p.m. and closed at 7:02 p.m. with no public comment.

PRESENTATIONS: **None**

CITY MANAGER REPORT:

City Manager Cardenas reminded the Council that this week kicks off Public Services Recognition week and wanted to thank all the women and men that make up the fantastic staff for the City of Novi and that a whole week of activities are planned for them. Mr. Cardenas concluded by asking if Council members come across one of the City's employees, to please share their appreciation for everything they do every day of the week.

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Mr. Khurram Abbas, a resident of Asbury Park, stated his concern about how his neighborhood is impacted by its proximity to the south side of the City West proposal. He was deeply concerned about the rise of dense residential and rental units popping up over the city since May last year. He stated that many concerned Novi residents showed up at the Planning Commission meeting and voiced their concerns in person and email. He felt that it was safe to say the residents of Novi do not look favorably towards City

West as there were concerns about the infrastructure, particularly the roads. One of the members of the Planning Commission commented that the neighborhood's traffic was only due to construction. Mr. Abbas wanted to remind the Planning Commission members that construction in Michigan is the norm and will continue to be as such. He continued that sometimes it takes an exorbitant amount of time just to get out of Novi because of the traffic in the city alone. All the development associated with City West would make it worse than it presently is, and Novi would not be a desirable place to live anymore. Adding dense residential units would also put many more students in the school district, particularly Parkview Elementary. This increase in the student to teacher ratio will jeopardize the quality of the school district. It also takes a toll on the serene woodlands and wetlands around the area. Speaking as a Novi resident, Mr. Abbas feels the best course of action is to vote for the third option and leave the south side of Grand River from the City West proposal to minimize the impact of overdevelopment. Mr. Abbas then spoke as a resident of Asbury Park as well as a member of the HOA and stated that he lives on the south side of the subdivision and represents many homeowners up north whose properties are abutting City West south. He expressed that his neighborhood has one dense residential complex known as Central Park Estates on the northeast side of the subdivision. Recently the Planning Commission approved another apartment complex known as Central Park South which would be located on the east. Although this is not part of the City West proposal, he wanted to point this out because similar developments from the same developer are proposed on the northeast and the northwest side of his subdivision in the form of City West. Many residents showed up at the City Council meeting in July of last year and the City Council at the time sent the proposal back to the drawing board to try and address some of the concerns that residents had. Mr. Abbas expressed his appreciation for the Council and City staff for looking at this and proposing improvements. Unfortunately, he found out about this on Friday, and it didn't give them a lot of time to do a charter review and reach out to the homeowners. In the last City Council meeting, Member Casey mentioned that even a 100-foot setback might not be enough, and she wanted to see if they could accommodate a 200-foot setback. It was noted that the new setback for the parking area now stands at 75 feet instead of the originally proposed 50 feet, but Mr. Abbas did not feel like that is enough. If the City Council wants to proceed with this proposal on the south side of the city, then the Asbury Park homeowners request that the setbacks are increased to ensure that the homeowners in the North of the subdivision are not adversely impacted.

David Landry, 45471 Kimberly Court wanted to address the Council on meeting items four and five for City West. He represents the owners of the property on the southeast corner of Grand River and Beck, the Joanne Ward Trust, that is currently zoned B-3. He urged the City Council to follow the recommendation of the administration and suggested if the Council adopts City West, to exclude the southeast corner when it comes to item five. The whole corner is currently zoned commercial where the southwest corner is a hospital zoned OSC, the northwest corner is the large Home Depot zoned B-2, and the northeast corner is a bank zoned OST. It only makes sense that the entire corner be commercial because that's the way it's been forever and Mr. Landry thinks that is the better way to do it because City West envisions taking properties, buildings right up to the road and increasing height. If you do that, it's going to be a lopsided vision. He further stated that

it is easier to have all three corners as commercial corners. He suggested and urged the City Council that if City West is adopted, when it comes to item five, just apply it to the north side of Grand River and not the south side. He thinks it would solve several concerns. Number one would eliminate the cross-ability issue with pedestrians trying to cross Grand River. Also solved would be the adjacency issues from the folks who live on 11 Mile Road. This would give the City Council much control over how the south side develops. If the Council adopts the ordinance and it works on the north side, then developers on the south side are going to come and ask to rezone their parcels to City West because they want the density and the other benefits. If it comes to the Council within a rezoning request, that gives the Council the authority to decide exactly what is going to happen, the setbacks and things of that nature. Mr. Landry urged the Council not to include the southeast corner but apply it to the north side of Grand River only.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 24-05-57 Moved by Thomas, seconded by Casey; MOTION CARRIED: 7-0

To approve the Consent Agenda as presented.

A. Approve Minutes of:

April 17, 2024 - Special Meeting

April 22, 2024 - Regular Meeting

B. Adoption of Resolution seeking reimbursement from Oakland County for expenses associated with the City of Novi's annual Mosquito Control Program.

C. Approval of Resolution Amending Annual Assessment for Special Assessment District 108-C Town Center Street Lighting Fund.

D. Approval of Resolution Amending Annual Assessment for Special Assessment District 109-C West Oaks Area Street Lighting Fund.

E. Consideration of approval of Resolution Regarding Second Amendment to Sublease Agreement and Memorandum of Amendment for Ice Arena Wireless Communications Tower.

F. Approval of claims and warrants – Warrant 1155

Roll call vote on CM 24-05-57 **Yeas: Gurumurthy, Heintz, Smith, Staudt, Thomas, Fischer, Casey**
Nays: None

MATTERS FOR COUNCIL ACTION:

1. Consideration of Recommendation from Council Rules Committee to amend Council Organization and Order of Business.

City Manager Cardenas stated that the following is a recommendation from the Rules Committee regarding a situation that occurs after an election. The Rules Committee has met several times following the election back in November and has come up with the proposed recommendation and changes in the next couple of motions with respect to creating new committees and sunsetting old committees.

Mayor Pro Tem Casey stated that as a member of the Rules Committee, quite a bit of time meeting was spent to discuss what recommendation for the rules they would bring to the City Council. As people who are reading the red line version, there were a couple of little things that the Committee decided to clean up. The big change is in the Committee structure. The Committee's real attempt after many years is to try to modernize the Committee structure and make sure they were focusing Committee work on the issues that matter. The other thing is the Cultural Arts Advisory Board, when that committee was formed, was always intended to be moved to a Council appointed committee, so they were trying to take steps to complete that initial process. Also, they are adding committees that came up through the goal setting process. The other big change was going through this as it was being discussed and documenting how committee chairs get appointed because in the past, they had somewhat of a practice of it being a seniority-based committee chair. Following a normal parliamentary process, having the mayor as the chair of the Council, appoint the chairs of Council committees, that opens the door for recognizing and appointing chairs who have an interest in the committee and specific knowledge that benefits the committee. It was noted that on page 10 of the rules, there is a note that the Library Board is one appointment per year when it's more like two to three. She thanked her colleagues on the Rules Committee, staff and the City Attorney for their work on the rules.

CM 24-05-58 Moved by Casey, seconded by Thomas: MOTION CARRIED: 7-0

Approval of Recommendation from Council Rules Committee to amend Council Organization and Order of Business.

Member Smith commented that section eight, item E of the rules talks about speakers using their time only for voice comment and that he thinks a "no" got taken out because it now says that there shall be audible indication of approval or disapproval of any remarks of the speakers by the public body. City Attorney Schultz was asked to review that before it is finalized.

Member Thomas wanted to thank the Committee for the work they did, specifically where it clarified how long the applications are for.

Roll call vote on CM 24-05-58 **Yeas: Heintz, Smith, Thomas, Casey, Gurumurthy, Staudt, Fischer**
Nays: None

2. Consideration of the Recommendation from Council Rules Committee to adopt three resolutions establishing the "City Council Cultural Arts Advisory Committee," the "Environmental Sustainability Committee," and the "Long-Range Strategic Planning Committee".

City Manager Cardenas started off by stating that this is in line with Council goals and is memorialized in the Council's rules just passed.

Member Smith expressed initial concern about ad hoc versus standing committees and the timing out of committees but after consideration, some standing committees are being dissolved. Some committees are required to be standing by the Council's charter. Member Smith stated that it was a good idea to have a time limit on committees, so you don't get into the case of a committee that has overstayed its welcome or isn't doing what it's supposed to be doing anymore.

CM 24-05-59 Moved by Smith, seconded by Thomas: MOTION CARRIED: 7-0

Approval of Recommendation from Council Rules Committee to adopt three resolutions establishing the "City Council Cultural Arts Advisory Committee," the "Environmental Sustainability Committee," and the "Long-Range Strategic Planning Committee."

Member Smith also said that he is looking forward to environmental sustainability and that it was one of his goals when he first got on the Council and the cultural arts, and the long-range strategic planning are very well needed.

Member Gurumurthy stated that she'd like to thank the Rules Committee for all the work that they have done and happy to see these new committees that'll help us move forward with goals and priorities. She also expressed that she's like to work with the city team wherever the residents are part of the committee to promote this diverse community to see how they can be engaged and serve. Member Gurumurthy had a couple of comments regarding the environmental committee. First, she wanted to add that one of the deliverables should be in terms of doing a study of all aspects of the environmental sustainability action plan based on the sustainable priorities for the city.

AMENDED MOTION
CM 24-05-59 Moved by Smith, seconded by Thomas: MOTION CARRIED: 7-0

Approval of Recommendation from Council Rules Committee to adopt three resolutions establishing the "City Council Cultural Arts Advisory Committee," the "Environmental Sustainability Committee," and the "Long-Range Strategic Planning Committee",

and to include in the resolution for the Environmental Sustainability Committee a deliverable that the Committee will do "a study of all aspects of the environmental sustainability action plan based on the sustainable priorities for the city."

Member Gurumurthy's second comment was that some committees gave reports back in 2020 and then maybe 2023. She wanted to encourage to add, just for the Environmental and the Strategic Plan committees, to be able to come to the Council with a presentation whenever appropriate, within six months or one year, to present to the Council to keep them and the committees actively engaged together. Mayor Fischer stated that it a good idea and asked Member Gurumurthy if she wanted that to be part of the resolution or is this just an action that staff can take on. Member Gurumurthy expressed that she would like it to be part of the resolution. City Attorney Schultz added that the final paragraph six does say that the three initial members of council will come back to the City Council and talk about who else might want to be or who ought to be added to the committee. City Attorney Schultz stated that he didn't know if it could be made part of the deliverable at that time or added as a reference to another report but that there is the idea that the committee members will eventually come back to City Council to talk about where it goes from there. Member Gurumurthy responded that she understood that it is a two-year term but that her request was to see where things are in terms of progress, and what the next steps are, within six months or one year, to come back and present.

AMENDED MOTION
CM 24-05-59 Moved by Smith, seconded by Thomas: MOTION CARRIED: 7-0

Approval of Recommendation from Council Rules Committee to adopt three resolutions establishing the "City Council Cultural Arts Advisory Committee," the "Environmental Sustainability Committee," and the "Long-Range Strategic Planning Committee", and to include in the resolution for the Environmental Sustainability Committee a deliverable that the Committee will do "a study of all aspects of the environmental sustainability action plan based on the sustainable priorities for the city", and that the Environmental Sustainability Committee and Long-Range Strategic Planning Committee will report back to Council with a presentation periodically.

Member Heintz briefly reiterated his appreciation for everyone's hard work on the Rules Committee and that he was excited about these new committees being formed, especially the Environmental Sustainability Committee. He followed up by saying that he looked forward to seeing what they can do to continue to help and support the city.

Roll call vote on CM 24-05-59 **Yeas: Smith, Staudt, Thomas, Fischer, Casey, Gurumurthy, Heintz**
Nays: None

3. Consideration to adopt Resolutions Regarding Sunsetting of the Recreation Center Committee, the Municipal Broadband Committee, and the Roads Committee, in accordance with the recommendations of the City Council Rules Committee.

City Manager Cardenas started by saying that this is a direct result of the action and recommendation of the Council Rules Committee and that some of these committees are being absorbed by new committees that were just formed. He followed by saying that this is the procedure to sunset what was previously on the books and actions have already been taken to have some of these committees absorbed into new ones.

Mayor Pro Tem Casey thanked all the committee members who served on these three committees for the time and effort that they put into the work that those committees did.

CM 24-05-60 Moved by Casey, seconded by Thomas: MOTION CARRIED: 7-0

Adoption of Resolutions Regarding Sunsetting of the Recreation Center Committee, the Municipal Broadband Committee, and the Roads Committee, in accordance with the recommendations of the City Council Rules Committee

Roll call vote on CM 24-05-60

Yeas: Staudt, Thomas, Fischer, Casey, Gurumurthy, Heintz, Smith
Nays: None

4. Consideration of Zoning Ordinance Text Amendment 18.296 to establish the new City West zoning district, along with associated ordinance changes to reference the new district, and to amend text related to the EXO District, to reflect an underlying zoning of City West. FIRST READING

City Manager Cardenas conducted a brief presentation outlining where we have been and where we are at this point. He stated that this is theoretically the second first reading as this was brought back to the Council from when it was initially brought up last summer. This is a direct result from the work was developed in the 2016 Master Plan, for the land use update. This is one of three districts with the two others being the Pavilion Shore Village near Walled Lake and what is now Sakura Novi. This is City West which was then recommended in 2016. The City West Ordinance was drafted by the planning staff with input from the City Attorney's office and the Planning Commission Implementation Committee. As shared before, this is the City West area, that is from Beck to Taft Road, north and south. The current zoning is RA, OST Industrial, and EXO. This is all under consideration to be rezoned and to be incorporated into the City West zoning area which is the current zoning for what is currently on the books. Since July 10, 2023, there have been several revisions per the Council's initial input on this matter. For example, the setbacks from single family residential has been revised. No buildings, either residential or non-residential, can be built within 100 feet of a single-family zoning district. It was acknowledged that the heights were a concern. City Manager Cardenas showed a map

that incorporated the sizes of the buildings, setbacks for residential and how determining how large those can be. This map exhibited several buffered areas around the City West District. The first buffer, in green, indicates a 100-foot buffer from single family residential with no buildings permitted within this buffer. The second buffer, in red, indicates a 200-foot buffer from single-residential and a height limited to a maximum 35 feet. The last buffer, in yellow, indicates a 300-foot buffer from single-family residential and a building height limited to 45 feet and buildings are not eligible for bonus height consideration. The City Manager stated that he wanted to provide some similarities of what those heights resemble in terms of recent recommendations or approvals that the Council has considered. Huntley Manor, which is on Grand River just east of City West and closer to Meadowbrook, has buildings at 28 feet and the Gateway Townhomes on the north side of Grand River and west of Meadowbrook Road are at 30 feet. The Griffin Novi Townhomes, which are off Haggerty, have a height of 37 feet and the clubhouse of that facility is at 40 feet. These building heights reflect buildings that are three to four stories, getting into the 40 feet range. The townhomes on Main Street, which is at the southeast corner of Grand River and Novi Road are at around 40 feet. Station Flats, which was denied by City Council is around 55 feet, again at the four-story area, giving a perspective of how tall these buildings are and what is being recommended in terms of how far they are from the current residential zoning. The City Manager gave a reminder that the hotel was removed from the south side of Grand River. He also stated that tons of environmental protections have been implemented and clarified in what was presented before the Council now. Next, indicated on a presentation slide, the horseshoe shaped neighborhood of Asbury Park, giving the perspective of how deep the residential lots are. Next slide looks west to east with the south on the left showing deep lots the farther you go east. The following slide looks west to east from the Beck and Grand River intersection where in the northeast corner, behind the USA to Go and the Starbucks, is where a lot of that north side development would be concentrated and to the east is Central Park Estates and the B-3 section, which was referenced earlier in public comment. City Manager Cardenas called attention to Asbury Park, where industrial currently is and the current industrial zoning only requires a 100-foot setback. The subsequent slide shows the view of a facility north of Asbury Park looking west to east and then an additional image showing an offset to that facility with a setback just over a hundred feet that is close to the property lines in Asbury Park. City Manager Cardenas recapped that as shown earlier, the taller the buildings are, the farther the setbacks are so that we're giving enough space to provide the gap between residential and mixed use as were being proposed. Finally, provided was a slide showing City West uses not allowed under I-1 zoning and uses not permitted in City West. This outlines the differences in uses that are being recommended as amended from the July meeting. Planning staff as well as Mr. Schultz were available to answer questions.

Mayor Fischer clarified that item four is to create the ordinance to establish the district and item five is to discuss whether to rezone the north side, the south side and/or both.

Member Staudt requested clarification that the recommended action is the approval of the zoning map and at the end of that, an option is required. City Attorney Schultz

clarified that at the end of creating the ordinance, one of the options will need to be picked.

Member Staudt stated that this had been a long process and that he still had concerns and questions but since the opportunities that the City Council would have to hear about projects as they come up and have some input made him feel better. He continued to say that he had spent many years listening to Mayor Landry and that his comments convinced him that the direction to go is to stay with just the north side and at some future point revisit the south side.

CM 24-05-61 Moved by Staudt, seconded by Fischer: MOTION CARRIED: 7-0

Approval of Zoning Ordinance Text Amendment 18.296 in order to establish the City West zoning district, along with associated ordinance changes to reference the new district, and to amend text related to the EXO District, to reflect an underlying zoning of City West, as described in option 2, subject to any modifications as determined necessary by the City Manager and City Attorney's office before consideration of Second Reading, for the reasons provided below. FIRST READING

Mayor Pro Tem Casey thanked staff for the work it took to create a memo that tried to educate and clarify. Mayor Pro Tem Casey stated it took a lot of time to make the memo clear for everybody reading it and commended staff for hearing the feedback the City Council related to in as much care and protection that could be put into the environment. Much in the memo was highlighted in yellow for the Council to pay attention to and for what was being recommended and even with additional environmental protection of the woodlands and wetlands, there would be a bonus height. It was a creative way to look at trying to protect the environment. Some clarification was needed regarding parking and what is the setback required since the intent is that buildings are going to be as close to Grand River as possible, making the parking in the rear of buildings in some or many cases. Ms. Bell stated the setback is 75 feet and that it requires either a berm or wall to provide an additional buffer for the shielding of headlights. Mayor Pro Tem Casey asked if it was possible to extend the setback to a hundred feet and Ms. Bell stated that it was. It was then requested that it be considered that a hundred feet pretty solid between residential for both parking and buildings and then as the building height increases, the setback will also increase. It was asked of Ms. Bell to talk about what the requirements are for a berm and reiterated that it is only for the south side for now. Ms. Bell stated that the landscaping ordinance deals with buffering between single family and multiple family districts and other types of districts like the industrial district adjacent to residential and that there are all kinds of different standards for berm heights but that is already in the ordinance but believed that a few more notes about landscaping had been added that address greenbelts and some of the additional landscaping requirements that are specific to this district. Mayor Pro Tem Casey noted that generally one should expect that there will be strong buffering between the residential and whatever is going to be in the City West on the south side.

Ms. Bell followed by saying that we still want to be careful about the natural features that are already existing so like what has been done in the Town Center district where it's more permissive for walls and things like that which provide screening instead of a berm which require tree clearing and grading and can take up a lot of area that could be saved for wetlands and woodlands. The Mayor Pro Tem Casey thanked Ms. Bell for predicting that she would inquire about that as it is the intent to protect as much that can be within ordinances and laws so that there is flexibility for wetlands and woodlands to stay and not be torn down to build a berm. The next question asked by the Mayor Pro Tem related to Grand River and stated that during a conversation last June, she was firm in wanting to have significant conversations with the Road Commission for Oakland County and have a strong in-depth understanding of knowing what choices the County could agree to and then the Council could determine which of those choices makes sense based on how things lay out. It was requested that Ms. Bell address what conversations have been with the RCOC from the perspective of how Grand River might need to be reformed in that district. Ms. Bell said there haven't been many detailed conversations with the ROCC yet but had asked them about options for a pedestrian crossing, like a bridge, and that they were open to that. Ms. Bell thinks if this moves forward and the district is established, then the ROCC would have more substantial information. Mayor Pro Tem Casey wanted to note that it is something she is still focused on and hopes that the newly formed Mobility Committee will continue to ask questions and keep an eye on how those conversations are going. The third question asked by Mayor Pro Tem Casey was, what role does the City Council have in approving developments in City West, both north and south, assuming the ordinance passes first reading? Does it come early like seen in the PRO or in total? Ms. Bell responded by saying that at the baseline level of development, she is sure they've left that with the Planning Commission as a standard site plan development project and for the MDO option, they would need to come to City Council after a public hearing at the Planning Commission which is more like a PRO kind of process but it doesn't involve rezoning its projects that are of mixed use or a stand-alone residential project because the residential can only be done if it's under the mixed use development option as that would come to the Council as a site plan approval if the land was already zoned City West.

Member Smith commented that overall, he thinks it looks good and will make that area of Novi improve a lot. He remembers when he was driving through Novi before he lived here, going down Grand River. Member Smith stated that he is glad to hear that a pedestrian bridge over Grand River would be considered and that his vision for something like this would be something like the brew pub that just opened on the north side of Grand River and people in Asbury Park can walk to it instead of getting in their car. He also stated that he is glad that there will be a chance to talk more about what gets into the south side. He said option 2 is appropriate so people south of there are not adversely impacted. Member Smith then asked Ms. Bell if there is bonus height for a building, say going from two to three stories and maintaining the same footprint, capacity has increased by 50%. What happens with parking? If a building gets a bonus floor for preserving green space, is that lost because a bigger parking lot is needed? Ms. Bell responded by saying that we'd need to look at section five of the ordinance, to see what parking was required but usually with additional square footage comes the additional

need for parking. She continued by saying that some of it would be needed unless there was some kind of structured parking or underground parking but for the most part there is going to be additional parking but that there is some flexibility. With a mix of uses, if you can show that those uses would have different demand patterns, a parking study analysis could be done to show how parking could be shared, to bring down the required parking numbers.

Member Thomas reiterated that she appreciated the amount of work that Planning did, and that they listened to what the Council was saying. She stated that the idea is to build a vibrant, walkable area that is of mixed use. Member Thomas asked what if all of the development proposals were for housing. Ms. Bell answered no, to do housing it has to be at the mixed development level and that is not a principal permitted use in the text that has been written so it can only come under the mixed-use development option which automatically comes to the City Council.

Member Heintz then asked if the current direction is option two, rezoning only the north side at this time, did it mean that there was a timeline that would be in place before the Council needed to decide about the south side? Ms. Bell answered no. City Attorney Schultz said the text would be there for if and when people came in to take advantage of the map amendment. Member Heintz stated that overall, it seems like a great option to start with the north side and that talking with residents in the area, being mindful of green space, woodland and wetlands, the Council wants to be careful when planning the south side.

Member Gurumurthy thanked the Planning staff for all their work based on feedback that was provided last year for the updates, especially with district requirements between the north and south side. She noticed that the natural resources and features were put as a separate line item when looking at the MDO. She continued with wanting to keep a focus on the pedestrians and bicyclists and that when looking at the active mobility plan, there were detailed study and analysis that were done regarding signage, guard rails, bike lanes, street lighting and even a high visibility crosswalk crossing. Member Gurumurthy would like to include integration of pedestrian and bicycle safety measures outlined in the active mobility plan, so this is looked at as one of the focused criteria in the MDOs. She commented that she is also supportive of the north side and then waiting on the south side.

Mayor Fischer thanked the entire planning team for all the information as it was laid out from last year, previous memos and this entire packet and that they did an amazing job in laying it out in a way that is easy to read the maps with the setbacks, showing what is being done to make sure that the higher buildings are pushed away from existing residential. He thanked City Manager Cardenas for communicating throughout and giving ample time to consider all this information. The mayor addressed the building heights and bonus floors with the understanding that to get bonus floors above the maximum five floors allowed on the north side, a bonus floor can be added by adding 15% workforce housing, providing LEED certification, having underground parking. He thinks those are the types of things that need to be considered not just in the City West

ordinance but even in other development ordinances. He further commented that he would like to give potentially two bonus floors for a platinum LEED certification and would like to see the Councill be more flexible on how many floors would be bonus floors in the second reading. The mayor stated that he came into this expecting to support option one and thinks that if we go through and we have an ordinance on the books and a district on the book that explicitly calls out different sections in the city, to not do the rezoning all at once is kind of piecemeal and sets up for a situation where the city will have I-1 use next to City West use next to I-1 use. He implored his colleagues to think about what that means and gave the example of an auto repair shop or manufacturing shop coming in and there is nothing that could be done if the area has not been rezoned from I-1. Mayor Fischer further stated that if the corridor is to be cohesive, that he strongly thinks the Council should consider doing both rezonings.

Member Staudt asked if the B-3 located at the corner could be excluded in this ordinance because it is carrying forward all the things in the ordinance that are both south and north side. City Attorney Schultz answered yes, and that the way option one is written the Council would be adopting the text right now and that does not have anything to do with B-3 as the matching option one for the next agenda item on the map does exclude the B-3. Member Staudt confirmed that since option two has already been picked, then the next item must also be option two as they are a matched pair. Member Staudt asked if in the language of the ordinance, could the B-3 property be excluded at this point. City Attorney Schultz stated that it's not in the language of ordinance at this point and for the next item, only option two can be picked and that would only do the north side so B-3 on the south side wouldn't get rezoned. City Attorney Schultz followed by saying that if option one had been chosen now, then option one could be chosen for the next item and that would allow the B-3 parcel to be excluded.

Roll call vote on CM 24-05-61 **Yeas: Thomas, Fischer, Casey, Gurumurthy, Heintz, Smith. Staudt**
Nays: None

5. Consideration of Zoning Map Amendment 18.741 to rezone up to approximately 250 acres of property located north and south of Grand River Avenue, east of Beck Road and west of Taft Road, from Light Industrial, Residential Acreage, Office Service and Office Service Technology to City West District. FIRST READING

City Manager Cardenas started by stating that this item is the map portion of which the text portion was just discussed and the corresponding motion for the map would lead to option two.

CM 24-05-62 Moved by Staudt, seconded by Casey: MOTION CARRIED: 7-0

Approval of Zoning Map Amendment 18.741 to rezone up to approximately 250 acres of property located north and south of Grand River Avenue, east of Beck Road and west of Taft Road, from I-1 Light Industrial, RA Residential Acreage, OS-1 Office Service, and

OST Office Service Technology (excluding the B-3, General Business properties at the southeast corner of Beck and Grand River Avenue), to CW City West District AS DESCRIBED IN OPTION 2 for the reasons provided below. FIRST READING

Option 2: Rezone only the north side of Grand River Avenue between Beck Road and Taft Road at this time consisting of approximately 144 acres of land to the City West District. This option would leave the potential for the south side to be rezoned at some point in the future without having to fully amend the draft City West zoning ordinance. In the meantime, the south side of Grand River Avenue would remain zoned primarily Light Industrial, and any new development proposed would need to meet the I-1, Light Industrial District standards (or RA or B-3, in the case of two properties near the southeast corner of Grand River and Beck). This would also leave open the option for a developer to request a rezoning of the land on the south side of Grand River to City West if that district is needed to support a particular development.

Mayor Pro Tem Casey inquired if the Council is making the zoning map change the minute the vote happens, assuming it passes, or is it tied to when the second reading for the ordinance is approved? City Attorney Schultz replied that they are tied together. Mayor Pro Tem Casey stated to be clear, that based on previous conversations, the language in what's in option two clearly says that the south side will remain as is, zoned light industrial, RA or B-3, as in the case of the two properties, and that hopefully alleviates the concern raised moments ago.

Mayor Fischer reiterated that he thought option one is the more appropriate option and again, if the Council thinks it's the right zoning, it should be moved to the south side. With that being said, he does agree with the audience comment participant who said that the B-3 should be left as is but would implore that we move to the south side sooner rather than later to make sure that some of those uses just outlined in I-1 do not end up there to our detriment.

Roll call vote on CM 24-05-62

Yeas: Fischer, Casey, Gurumurthy, Heintz, Smith, Staudt, Thomas,
Nays: None

6. Approval of Resolution for 2024 Millage Rates

City Manager Cardenas commented that this is the final step in the budget process and that there had been consideration with the budget sessions, the public hearing that was earlier tonight and now is the formal resolution to adopt the millage rates. He continued to say that nothing has changed in the last two years for millage rates, no increase in taxes, so this is the annual procedure that is required by this date and the Budget Act.

CM 24-05-63 Moved by Smith, seconded by Gurumurthy: MOTION CARRIED: 7-0

Approval of Resolution for 2024 Millage Rates

Roll call vote on CM 24-05-63 **Yeas: Casey, Gurumurthy, Heintz, Smith, Staudt, Thomas, Fischer**
Nays: None

7. Approval of Resolution for Fiscal-Year 2024-2025 Budget and Acknowledging the Multi-Year Budget, Including Projections of Future Fiscal-Years 2025-2026 and 2026-2027.

City Manager Cardenas said this was the final step in the process in adopting the resolution for next year's fiscal budget that has been considered, proposed and presented to the Council and even though future years are being acknowledged, next year's budget is what is being approved.

CM 24-05-64 Moved by Smith, seconded by Casey: MOTION CARRIED: 7-0

Approval of Resolution for Fiscal-Year 2024-2025 Budget and Acknowledging the Multi- Year Budget, Including Projects of Future Fiscal-Years 20252026 and 2026-2027.

Roll call vote on CM 24-05-64 **Yeas: Gurumurthy, Heintz, Smith, Staudt, Thomas, Fischer, Casey**
Nays: None

8. Consideration of recommendation from the Older Adults Needs Committee to support funding for free transportation within the PEX service area for all riders 55+ and all residents experiencing a limiting disability who are unable to drive.

City Manager Cardenas noted that this is a reaction to the decision made at the last meeting when the Older Adults Needs Committee came and clarified a recommendation to City Council, which is expanding the fee list rate and ridership for everyone over 55 and all residents experiencing limited disability.

Mayor Pro Tem Casey acknowledged the recommendation coming from the Older Needs Committee and appreciates the conversation with the Council. The recommendation is to expand their initial decision from the last meeting.

CM 24-05-65 Moved by Casey, seconded by Smith: MOTION CARRIED: 7-0

Approval of recommendation from the Older Adults Needs Committee to support funding for free transportation within the PEX service area for all riders 55+ and all residents experiencing a limiting disability who are unable to drive.

Member Heintz requested clarification on what the goal is, to help older adults with potentially some of which would be in financial need or just providing a free service to everyone that is 55 and up. Member Heintz further said he was all about trying to provide services and resources to the residents but thought it is important to ask if there is a need for an entire group or basically try to provide assistance if there is a financial need and wondered if there was a way to assess if there is a higher proportion of individuals that have financial need compared to individuals that are less than 55. City Manager Cardenas stated that the City has not been tracking the usage of anyone 55 and over without disabilities and it has not been tracked for years because it has been free. He further stated that there is some data with respect to people that have used the service that require some kind of a device, either a wheelchair or scooter, but that does not really take into account everyone without a disability. He continued to say that there has been no financial impact in terms of our population that needs financial support so unfortunately there has not been time to crunch or gather some kind of assembly of knowledge to present with confidence of the absolute need. Member Heintz did a quick Google search which indicated the over 65 group had a higher mean income in Novi compared to the under 25 so if the City is providing a free service for those individuals that are above a certain age, then he thinks it is important for the Council to consider what the goal was. Member Heintz closed by saying that the Council should consider a further discussion later to see if the right goals are being met.

Member Thomas commented that some things that she considered when working with older adults is who needs the free rides, and her thought process is that people who cannot drive themselves, and that we want to make sure that our older adults, our citizens, can get to their doctor's appointments. Member Thomas then spoke about her personal experience with her mother who needed to get dialysis and the difficulties of getting her mother, who has a scooter, back and forth. She also said that when a person is retired, their income typically drops and that is a concern, so when she is looking at this it is important to make sure that everyone who needs medical care gets the care, if people cannot get themselves around, we make sure they get themselves around, or if people cannot drive or maybe should not be driving, they can get help. Member Thomas said she thinks a lot of 55 years olds would not want to be called seniors, but she would rather overshoot than miss people who need help.

Member Staudt noted that it was disappointing the last time Council voted on this, taking services that were being provided by the city and adding a cost to them, so he is pleased this is being addressed again. He stated that as long as he has been serving, there has been a city run senior transportation system that has been well managed and provided a service long before many communities were, allowing people to go to City Hall, the library, to vote and do things that were critical to their life, at no cost. He is pleased that the City is going to continue to provide that service to our seniors and those who are disabled at no cost.

Member Gurumurthy commented that she had been talking to different diverse community members, especially in this age group, and her understanding is the main use

of this transportation is mainly for medical purposes. She stated she was happy about this because it matches with the current City of Novi transportation.

Member Smith then mentioned that he thinks this is a good start but thinks the Council should look at people who are younger and either cannot or should not be driving. He further stated that he thinks it is a great platform for the new Mobility Committee and hopefully that gets looked at.

Mayor Fischer said that he was happy to have this back before the council and appreciates the Older Adults Needs Committee taking another look. He added that a promise was made years ago to people 55 plus to provide this service at no cost and just because changes are made to who is driving, who is providing the service, the free service should not be taken away. He said that he thought the Council sounded like they were going to get behind continuing this for our seniors and he thinks that is a great accomplishment for them to all be proud of. He further stated that as the Council gets more information on ridership, they can discuss looking at under 55 on an income needs basis or hardship where they can apply for a subsidy through the city. The mayor would like to see the program start on July 1st with PEX and would like to get data on who is using it and have a further discussion if they discover people who are missing out on rides because of a hardship with their income. The mayor commented that based on current ridership, extended hours, and expanded rout area he expected an increase in costs and confirmed with City Manager Cardenas what the budget is for senior transit and if he was comfortable with the increase since it would be contained within the budget and the City Manager replied yes.

Member Smith requested clarification that the motion included within the PEX boundaries was free rides in which Mayor Fischer stated that was correct.

Roll call vote on CM 24-05-65 **Yeas: Heintz, Smith, Staudt, Thomas, Fischer, Casey, Gurumurthy**
Nays: None

CONSENT AGENDA REMOVALS: None

AUDIENCE COMMENT:

Khurram Abbas of Asbury Park thanked the Council as well as City staff for the discussions about City West, including staff that had reached out to talk to the residents and to those who came and looked at the actual area. Mr. Abbas stated that the proposed amendment to change the parking setback from 50 feet to 75 feet was better but expressed concern about what would happen to those residential protections under option two. Mr. Abbas commented that he was in favor of light industrial and that if Council spoke to the houses up north, they would hear that industrial is the best use over there. Mr. Abbas noted that he thought option two is better than option one with the understanding that the proposed protections stay in the literature. Aside from City West, Mr. Abbas, being in telecommunications, wanted to propose that the broadband

committee be reformed since there is only one broadband provider where he lives and feels there are dismal options. Mayor Fischer asked that the City Manager follow up with Mr. Abbas regarding the ramifications of the discussion and the new utilities committee to subside any broadband questions.

COMMITTEE REPORTS:

1. Older Adult Needs Committee

Mayor Pro Tem Casey noted that the committee met last week, and they did look at a couple of major sections in the final report. The next meeting is on May 20th.

2. Ordinance Review Committee

Mayor Fischer stated that the committee did meet this evening to talk about a couple of different items including a potential fireworks ordinance. Also discussed was the overlay option that Mayor Pro Tem Casey referred to the committee.

3. PRCS Grant Citizen Advisory Committee

Member Thomas stated that the committee met a couple of weeks ago to discuss the possibility of adding improvements to Lakeshore Park and possibly coming up with a proposal to pursue grant money.

4. Consultant Review Committee

Member Staudt stated that the committee met this evening and discussed moving forward on projects related to public safety and talked about potential owner representatives and what the next steps are. The committee will also meet again soon to talk about a potential RFQ as well as the prosecutor's contract and making amendments to that.

MAYOR AND COUNCIL ISSUES: None

COMMUNICATIONS: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 8:15 P.M.

_____
Cortney Hanson, City Clerk

_____
Justin Fischer, Mayor

_____
Transcribed by Becky Dockery,
Account Clerk

Date approved: May 20, 2024

CITY OF NOVI CITY COUNCIL
MAY 20, 2024

SUBJECT: Approval to award engineering design services to AECOM for the design of Meadowbrook Road Storm Sewer Improvements, 9 Mile Rd to 10 Mile Rd, in the amount of $68,750.36.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

EXPENDITURE REQUIRED	**$ 68,750.36**
AMOUNT BUDGETED	**$ 93,175.00**
APPROPRIATION REQUIRED	**$ 0**
LINE ITEM NUMBER	**211-445.00-975.201 Drain Fund**

BACKGROUND INFORMATION:

Stormwater along Meadowbrook Road between 9 Mile Rd and 10 Mile Rd is conveyed primarily through roadside ditches. This segment of Meadowbrook Road is comprised mostly of single-family homes with driveways off Meadowbrook Road and culverts under the driveways. An evaluation by DPW staff found that some culverts are not set at the correct elevations for stormwater to travel downstream effectively. Since driveway culverts are the homeowner's responsibility, most are not being maintained properly and impact the overall drainage system.

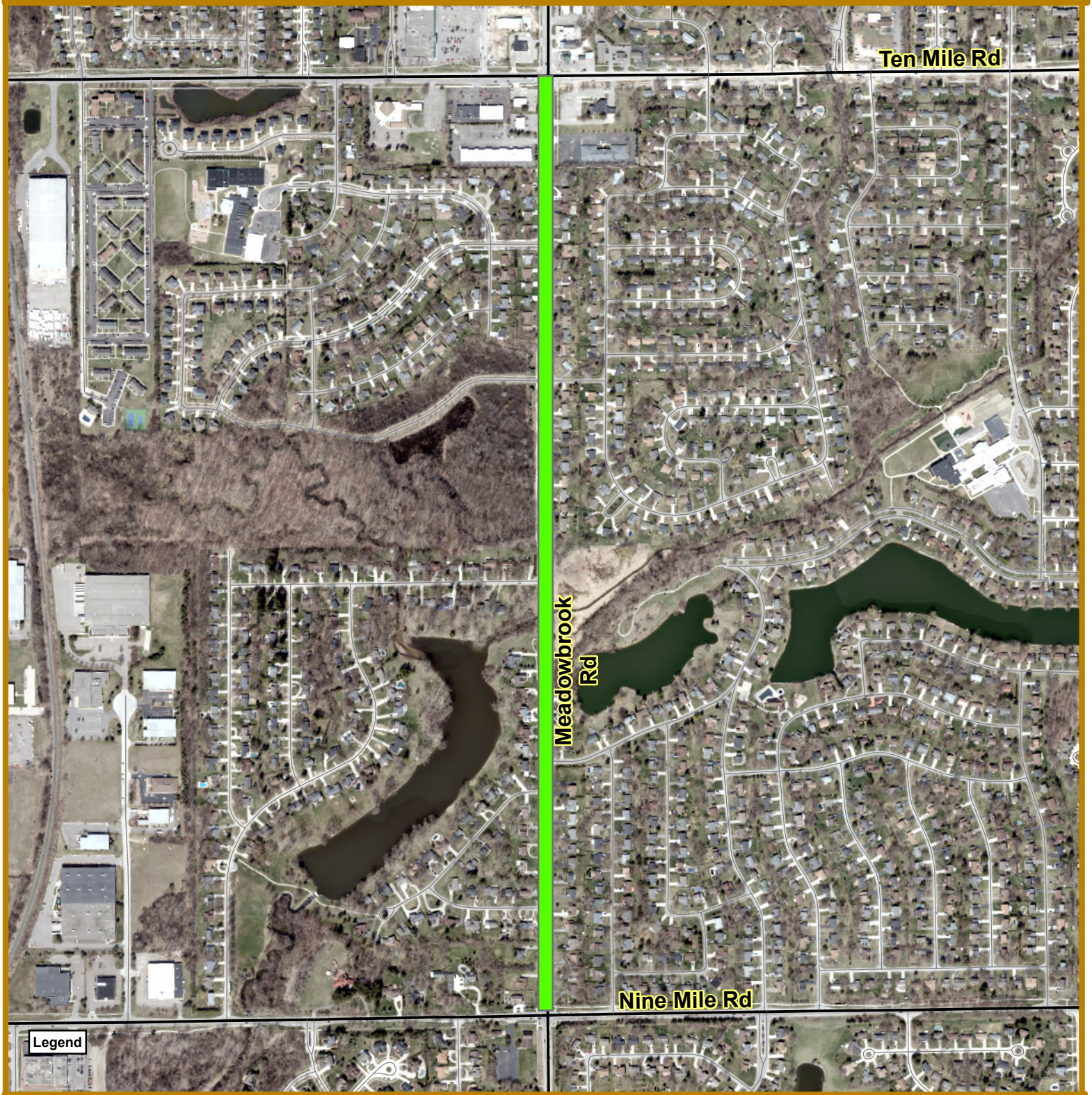
The proposed work will include removing and replacing existing driveway culverts, placing storm sewers between culverts, and connecting existing culverts/storm sewers to the new system. The storm system will connect to Ingersol Creek, which outlets to Meadowbrook Lake.

City engineering consultant, AECOM, prepared a scope of services for design of the storm sewer improvements. The attached proposal outlines the detailed scope of services. The design fee will be $68,750.36 (8.5% of the estimated construction cost of $808,827.80). Design of the project would begin following the award, with construction expected to start in the fall of 2024 or spring of 2025.

RECOMMENDED ACTION: Approval to award engineering design services to AECOM for the design of Meadowbrook Road Storm Sewer Upgrades, 9 Mile Rd to 10 Mile Rd, in the amount of $68,750.36.

Meadowbrook Road Storm Sewer Improvements

9 Mile Rd to 10 Mile Rd



Map Author: Runkel
Date: 5-1-24
Version #: 1.0

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.

Project Area

City of Novi

Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

0 160 320 640 960
Feet
1 inch = 749 feet

Example of an Open Ditch on Meadowbrook Rd

Example of an Enclosed Ditch on Meadowbrook Rd

April 17, 2024

Ms. Rebecca Runkel
City of Novi
Field Services Complex
26300 Lee Begole Drive
Novi, MI 48375

Reference: Scope and Fee Letter for
Meadowbrook Road Storm Upgrades

Dear Ms. Runkel,

AECOM is pleased to submit this proposal for the above referenced project. The work for this project will consist of constructing an enclosed storm system on Meadowbrook Rd between 9 Mile Rd and 10 Mile Rd wherever possible. There are sections within the project limits that likely will require to be open ditches. In these areas, the proposed fix is to excavate and clean out to the original ditch depth. This work will include the removal and replacement of existing culverts crossing residential driveways, placing storm pipe between each new culvert, and connecting existing culverts/storm pipe to the new system. This storm system will outlet to the creek that leads to Meadowbrook Lake.

Initial Meeting and Scope Verification:
The intent of this task is to meet with the City and verify the aims of the reconstruction project as well as identifying any other elements or considerations that should be included in this project. Upon completion of this task, AECOM will move forward with the surveying and preliminary design.

Survey and Base Plans:
The intent of this task is to provide topographic survey and base mapping as needed for the proposed design work. A full topographic survey is anticipated to be needed. Base drawings will be created using the survey data, supplemented by aerial photos, and a detailed field review of the site. AECOM will also perform Bathymetric survey.

Utilities:
AECOM will obtain existing utility data with a design ticket through the MISS DIG system. In addition, AECOM will distribute the base plan design set to the utility companies that have indicated that they have facilities in the project area. We will incorporate the additional information that utility companies provide to AECOM into the plan set should there be any need.

Wetland Delineation and EGLE Coordination
AECOM will delineate all wetlands and waterways within the project limits to ensure that the project adheres to all regulatory requirements. The results of the wetland delineation will be shared with EGLE to verify regulatory status of each delineated feature. The proposed work

AECOM Great Lakes, Inc.
39575 Lewis Drive, Suite 400
Novi, MI 48377
Tel: 248.204-5900
Fax:248.204.5901

will be coordinated with EGLE to ensure compliance with wetland protection regulations and also confirm requirements of an open versus enclosed drainage system in the vicinity of regulated natural resources.

Preliminary Plans:
Incorporating the information obtained from the above tasks, we will prepare the preliminary plan set (90%) in accordance with City requirements. This submittal will include items such as the typical cross section, materials/quantities and details. The preliminary plan submittal will also include required special provisions and an estimate of cost.

Final Plans and Proposal:
Incorporating comments from the City, AECOM will develop the final Plans, Project Manual and cost estimate.

Advertising and Award:
We will respond to any final comments received from the City and submit the Advertisement for Bids to the City for publication. Contract documents will be made available to bidders by AECOM. AECOM will respond to bidder inquiries during the advertising period and prepare addenda as required. Following the bid opening, AECOM will submit the Bid Tabulation and a letter with recommendations regarding contract award.

Construction:
AECOM will provide full time inspection, contract administration, and staking as required for the project. This will be completed through a separate authorization.

Estimated Cost of Design and Construction Fees:
The preliminary estimate of construction costs is $808,827.80

Design Fee: $808,827.80 x 8.5% = $68,750.36

We understand that fees for construction administration and crew days will be determined after a construction contract is awarded.

Please contact me if you have any questions or wish to discuss this submittal.

Sincerely,

AECOM Great Lakes, Inc.

Sean Kelsch, PE
Vice-President

CITY OF NOVI CITY COUNCIL
MAY 20, 2024

SUBJECT: Approval of a Resolution to close Ten Mile Road from the Civic Center to Taft Road, and Taft Road from 10 Mile to south of Grand River Ave (26233 Taft Rd) for the Festival of Chariots from 11:30AM to 1:30PM on Sunday, July 21, 2024.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

The International Society for Krishna Consciousness (ISKCON) will present their annual Rath Yatra (Festival of Chariots) Parade on Sunday, July 21, 2024. The parade will leave the Civic Center campus at 11:30 AM and end at the Sri Venkateswara Temple (26233 Taft Rd) at approximately 1:30 PM. As in previous years, they are requesting to close portions of Ten Mile Road and Taft Road intermittently throughout this timeframe. The parade will begin at the Novi Civic Center at 45175 Ten Mile Road and proceed west on Ten Mile Road to Taft Road, then north on Taft Rd to 26233 Taft Rd. This is a private rental event that is open to the public at no cost.

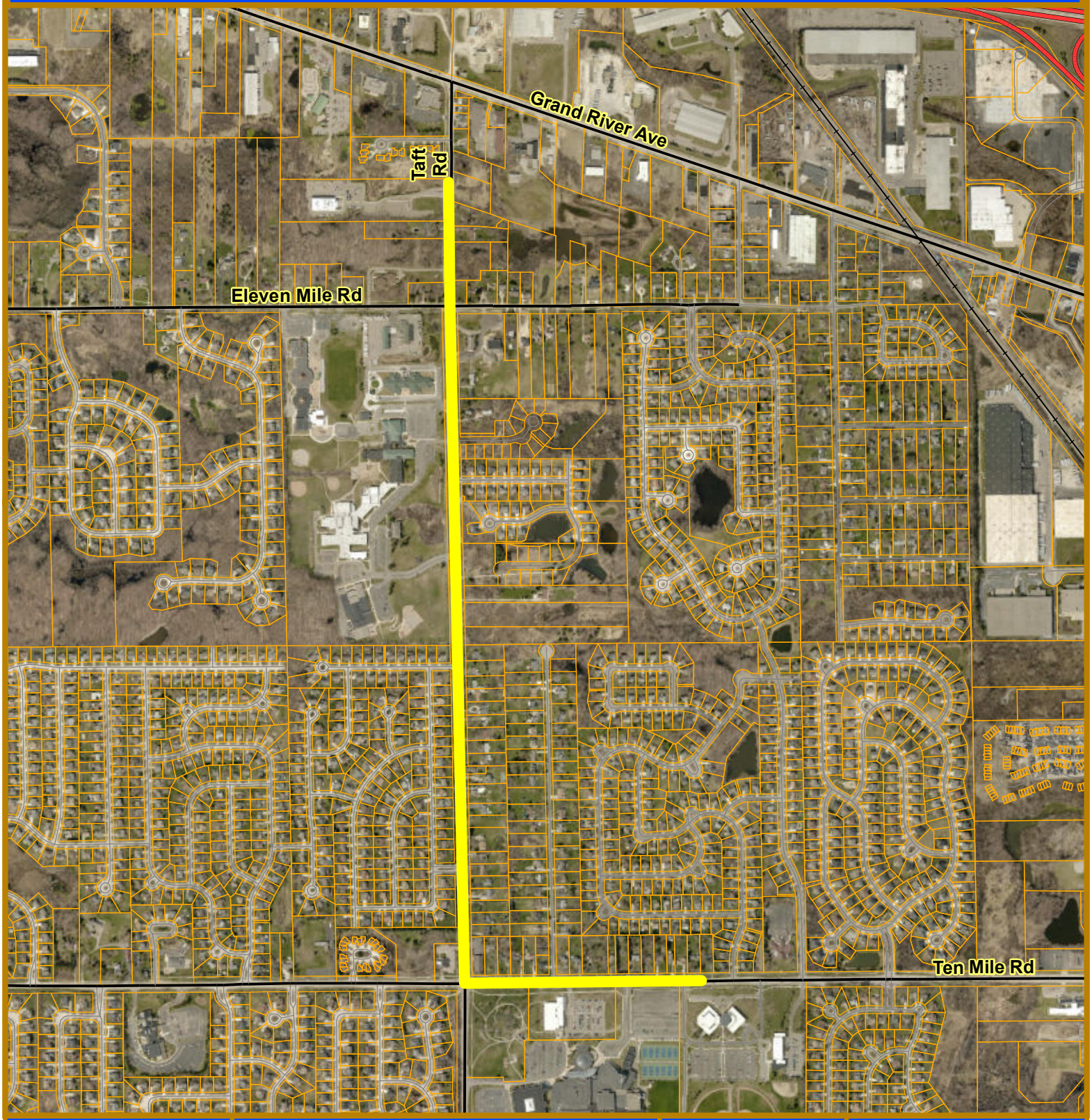
The Road Commission for Oakland County (RCOC) has issued an Annual Permit Number 64939 (that is valid through January 6, 2025) to the City allowing use of the roadways under County jurisdiction for civic events. The permit is predicated upon the adoption of an Authorizing Resolution by the Novi City Council approving the event and agreeing to the terms of the permit. Permit requirements include hold harmless and indemnity and represents the Board of Road Commissioners against all claims for bodily injury or property damage, or any other claim related to the Parade.

Approval of the attached resolution is required as part of RCOC Permit Number 64939.

RECOMMENDED ACTION: Approval of a Resolution to close Ten Mile Road from Civic Center to Taft Road and Taft Road from 10 Mile to south of Grand River Ave (26233 Taft Rd) for the Festival of Chariots from 11:30AM to 1:30PM on Sunday, July 21, 2024.

2024 Festival of Chariots

Road Closure Map, PRCL24-009



Map Author: Jeff Van Curler
Date:4/25/2024
Project: PRCL24-009
Version #: 1.0

MAP INTERPRETATION NOTICE

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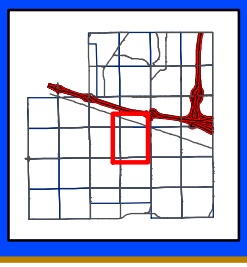
Map Legend

- Road Closure Location
- Tax Parcels



City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

0 215 430 860 1,290
Feet
1 inch = 1,042 feet

ROAD CLOSURE PERMIT FOR BLOCK PARTIES AND PARADES

Permit No.: **PRCL24-009**
Issue Date:

Upon the request of **Naimish Patel**, authorized representative of **Detroit ISCKON** and in accordance with the provisions of the Code of Ordinances of the City of Novi, Michigan Section 33-52, Parades and Processions in the Uniform Traffic Code, and Section 31-9, Road Closures, a permit to temporarily close **10 Mile Rd. and Taft Rd.** for the purpose of a **2024 festival of Chariots** is granted as follows:

Reason for closure request: Festival of Chariots

Name of street(s) requested for closure: 10 Mile Road and Taft Road
Date of Closure: July 21st, 2024
Time: from 11:30am to 1:30pm

Approval of a Resolution to close Ten Mile Road from the Civic Center to Taft Road, and Taft Road from 10 Mile to south of Grand River Ave (26233 Taft Rd) for the Festival of Chariots from 11:30AM to 1:30PM on Sunday, July 21st, 2024.

If the applicant needs barricades, barrels, or cones for the event, the applicant MUST contact DPW Field Operations at 248-735-5640 at least 7 business days prior to the event to make the request and coordinate locations.

Approved by:

_____
Ben Croy, City Engineer

cc: Erick Zinser, Director of Public Safety/Chief of Police
John Martin, Fire Chief
Scott Beatens, Assistant Police Chief
Todd Seog, Assistant Fire Chief
Kristie Gruenwald, Police Commander
Jason Meier, Police Commander
Matt Wiktorowski, Field Operations Senior Manager
Aaron Staup, Construction Engineer

BOARD OF COUNTY ROAD COMMISSIONER, OAKLAND COUNTY, MICHIGAN
2420 PONTIAC LAKE ROAD - WATERFORD, MI 48328
REFER ALL INQUIRIES TO DEPARTMENT OF CUSTOMER SERVICES - PERMITS (248) 858-4835

Const. Bond:	$ 0.00		
Permit Fee:	$ 0.00		
Deposit:	$ 0.00	Application No:	23-2039
Est. Insp. Fee:	$ 0.00	Permit No:	64938
Paint Fee:	$ 0.00		
Sign Fee:	$ 0.00		
Signal Fee:			

This permit is issued on the condition that lincesees and any persons working under the authority of this permit shall comply with the requirements of Act 53 of the P.A. of 1974.

CALL MISS DIG BEFORE YOU DIG
PHONE: (248) 647-7344

01/06/2024

Received of **NOVI, CITY OF** to be applied in accordance with the terms of below permit. **BOARD OF COUNTY ROAD COMMISSIONERS, Oakland County, Michigan**

_____ by: _____ Deputy Secretary-Clerk

Subject to the conditions on the reverse side hereof and the application on file, permission is granted by the Board of County Road Commissioners, Oakland County, Michigan hereinafter referred to as the Board, to:

NOVI, CITY OF
45175 W 10 MILE ROAD NOVI, MI 48375 248-347-0460,

hereinafter referred to as the Licensee.

This is a permit to:

PERFORM INVASIVE SPECIES TREATMENT, OR PROVIDE NORMAL MAINTENANCE, SERVICE AND EMERGENCY REPAIR OPERATIONS FOR SIDEWALKS AND MUNICIPALLY OPERATED WATER OR SEWER SYSTEMS LOCATED WITHIN THE RIGHT OF WAY OF COUNTY ROADS.

THE MUNICIPALITY WILL SUBMIT PRIOR NOTICE TO THE ROAD COMMISSION FOR WORK TO BE DONE UNDER THIS PERMIT. SPECIAL RESTRICTIONS TO LANE CLOSURES APPLY. PROPER SIGNING IS REQUIRED BEFORE STARTING WORK IN THE RIGHT OF WAY. MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH RCOC'S PERMIT RULES, SPECIFICATIONS AND GUIDELINES.

ANY DISRUPTED PAVEMENT SHALL, AT A MINIMUM, MATCH EXISTING THICKNESS AND CONSIST OF RCOC APPROVED MATERIALS OVER A SUITABLE BASE, AS DETERMINED BY RCOC.

SUBCONTRACTORS AND ANY OTHER PARTIES WORKING ON BEHALF OF THE MUNICIPALITY SHALL BE MADE AWARE OF THE TERMS OF THE PERMIT, BE PROVIDED WITH ACCESS TO RCOC "PERMIT RULES, SPECIFICATIONS AND GUIDELINES," AND BE DIRECTED TO CONTACT THE RCOC PERMITS DIVISION 48 HOURS PRIOR TO BEGINNING WORK.

ALL BILLINGS FOR INSPECTION FEES AND WORK PERFORMED BY THE RCOC AS A RESULT OF THESE ACTIVITIES SHALL BE BILLED TO THE MUNICIPALITY.

All construction shall be in accordance with the attached approved plan and application on file for:

NOVI, CITY OF
as prepared by CITY OF NOVI
and with the RCOC Supplementary Permit Specifications as follows:
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLAN AND APPLICATION ON FILE AND WITH THE ROAD COMMISSION FOR OAKLAND COUNTY PERMIT RULES, SPECIFICATIONS, AND GUIDELINES DATED MARCH 14, 2013.

This permit is granted for the period

Commencing 01/06/2024
and ending 12/31/2026

NOVI VARIOUS

BOARD OF COUNTY ROAD COMMISSIONERS, Oakland County, Michigan Department of Customer Services - Permits

By: Diana Yanik

In consideration of the granting of this permit, the undersigned Licensee hereby agrees to abide by and confrom with all of the terms and conditions herein set forth or incorporated herein by reference. (SEE APPLICATION AND REVERSE SIDE FOR CONDITIONS OF PERMIT.)

By: X Matthew T. Wiktorowski

01/06/2024 NOVI, CITY OF

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

RESOLUTION AUTHORIZING 2024 FESTIVAL OF CHARIOTS ON TEN MILE ROAD

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on May 20, 2024, at 7'o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____and supported by Councilmember _____.

WHEREAS; the Festival of Chariots event, presented by the International Society for Krishna Consciousness (ISKCON) of Detroit, will take place on Sunday, July 21, 2024, at 11:30 a.m. to 1:30 p.m.; and

WHEREAS; the parade will begin at the Novi Civic Center at 45175 Ten Mile Road and proceed west on Ten Mile Road to Taft Road, and Taft Rd from 10 Mile to south of Grand River Ave (26233 Taft Rd).

WHEREAS; the City of Novi has been issued an annual permit, that is valid through January 6, 2025, permit number 64939, by the Road Commission for Oakland County to conduct civic events on roads under the jurisdiction of RCOC; and

WHEREAS; the validity of the permit is conditioned upon adoption of an Authorizing Resolution by the Novi City Council for the event and a statement agreeing to the terms of the permit.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Novi hereby support and authorize the 2024 Festival of Chariots event and will fulfill all permit requirements, hold harmless, indemnify, and represent the Board of Road Commissioners against any and all claims for bodily injury or property damage, or any other claim arising out of or related to the 2024 Festival Chariots.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

_____
Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 20th day of May 2024, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

_____
Cortney Hanson, City Clerk
City of Novi

CITY OF NOVI CITY COUNCIL
[ENTER MEETING DATE HERE]

SUBJECT: Approval to apply for the Michigan Department of Labor and Economic Opportunity (LEO) Grant to purchase an additional set of turnout gear for full-time firefighters (30) with an estimated cost to the City of $6K-$8K.

SUBMITTING DEPARTMENT: Public Safety – Fire Department

EXPENDITURE REQUIRED	**$ 6,235.50**
AMOUNT BUDGETED	**$**
APPROPRIATION REQUIRED	**$**
LINE ITEM NUMBER	**101-336.00-741.000 Supplies - Uniforms**

BACKGROUND INFORMATION:

The firefighter's turnout gear is one of the most essential pieces of equipment they possess. Turnout gear is highly intricate, with each piece consisting of a fire-resistant outer shell, a thermal layer, and a moisture barrier. All these components must adhere to the criteria outlined in the National Fire Protection Association (NFPA 1851) standards for firefighter turnout gear.

Over the last two years, the Michigan Professional Fire Fighters Union (MPFFU) has lobbied state legislatures to support full-time firefighters in acquiring an additional set of turnout gear. The Michigan Department of Labor and Economic Opportunity (LEO) has allocated $15 million for a competitive grant that is exclusively designated for full-time firefighters. This grant is providing up to $3,500 per full-time firefighter to purchase an additional set of turnout gear. As a combination fire department, our 28 full-time staff, Fire Chief, and Assistant Chief will be eligible for an additional set of turnout gear through this grant at a value of $105,000.

The Novi Fire Department currently utilizes Lion V-force turnout gear. The additional set of turnout gear would remain consistent with this make and configuration. Based on a current quote, an additional set of gear is estimated to cost $3,707.85, of which $3,500 is covered by the state grant. The estimated cost per set to the City of Novi at $207.85 would be approximately $6,235.50. The actual quote could vary at the time of purchase. This funding will come from the existing uniform budget (GL Account 101-336.00-741.000) to cover the costs.

The application deadline is May 31, 2024, to apply for this grant. The availability of funds from this grant expires on September 30, 2027. We would anticipate the purchase of this additional set of gear in July 2024 (FY 2024-25).

RECOMMENDED ACTION: Approval to apply for the Michigan Department of Labor and Economic Opportunity (LEO) Grant to purchase an additional set of turnout gear for full-time firefighters (30) with an estimated cost to the City of $6K-$8K.

MEMORANDUM

cityofnovi.org

TO: **JOHN MARTIN, FIRE CHIEF**

FROM: **MICHAEL A. OLANDO, CAPTAIN**

SUBJECT: 2024 FULL-TIME FIREFIGHTER TURNOUT GEAR GRANT

DATE: MAY 15, 2024

The firefighter's turnout gear is essential equipment they possess. Turnout gear is highly intricate, with each piece consisting of a fire-resistant outer shell, a thermal layer, and a moisture barrier. All these components must adhere to the criteria outlined in the National Fire Protection Association (NFPA 1851) standards for firefighter turnout gear. Per NFPA 1851 Guideline, a firefighter's turnout gear can remain in service for a maximum of 10 years.

Over the last two years, the Michigan Professional Fire Fighters Union (MPFFU) has lobbied state legislatures to support full-time firefighters in acquiring an additional set of turnout gear. This lobbying was primarily with the House Appropriations Chair, State Representative Angela Witwer, Governor Whitmer and her office. The funding allocated for this competitive grant amounts to $15 million and is exclusively designated for full-time firefighters. The funding source of this grant is the State General Fund. This grant is providing up to $3,500 per full-time firefighter to purchase an additional set of turnout gear.

As a combination fire department, our 28 full-time staff, Fire Chief, and Assistant Chief may be eligible for an additional set of turnout gear through this grant. This grant is for a one-time purchase of an additional set of turnout gear, and there is no obligation for the City of Novi to replace this additional set of turnout gear at the end of service life.

The Novi Fire Department currently utilizes Lion V-force turnout gear. The additional set of turnout gear would remain consistent with this make and configuration. With that, the cost per full-time firefighter would be $3,707.85, of which $3,500 is covered by the state grant. This leaves the cost to the City of Novi at $207.85 per set, for a total of $6,235.50.

The application deadline is May 31, 2024, to apply for this grant. The availability of funds from this grant expires on September 30, 2027. We would aim to purchase this additional set of gear in the 2024-2025 fiscal year. Once the application and the request for proposal (RFP) information has been submitted to the Michigan Department of Labor & Economic Opportunity (LEO), our application will be processed. The funds will be sent via the Statewide Integrated Governmental Management Application System (SIGMA) to the City of Novi. The city will have the funds from the state prior to submitting payment to the turnout gear vendor. The City of Novi will only need to cover the difference in cost for the turnout gear.

PHOENIX
SAFETY OUTFITTERS

Quotation: **242575**

(DO NOT PAY FROM THIS DOCUMENT/S&H MAY NOT BE INCLUDED)

Quotation Date: **06 May 2024**

Shipping Method:
Account Rep: ***Jim Reed***
Accounting Questions: ***cgrogan@phoenixoutfitters.com***
Accounting Phone: ***614-203-0247***

Sales Tax Registrations:
Ohio (91-050790)
Indiana (0158424336)
Michigan (41-2241348)

REMITTANCE ADDRESS
PHOENIX Safety Outfitters
P.O. Box 20445
Upper Arlington, OH 43220

Physical Address:
PHOENIX Safety Outfitters
110 W Leffel Lane
Springfield, Ohio 45506
(937) 324-2537

EIN:
41-2241348

Bill to:

TODD SEOG
CITY OF NOVI FIRE DEPT
42975 GRAND RIVER AVE
NOVI MI 48375
UNITED STATES
Customer Phone:
Customer Email: tseog@cityofnovi.org

Ship to:

TODD SEOG
CITY OF NOVI FIRE DEPT
42975 GRAND RIVER AVE
NOVI MI 48375
UNITED STATES
Customer Phone:
Customer Email: tseog@cityofnovi.org

Unit Price
$ 3707.85

Item ID	Item name	Qty	Item $	Extended $
NOV(OAKMI)-VFC	JANESVILLE TURNOUT COAT CONFIGURED TO CUSTOMER SPECIFICATION// PO8Q2045 *Verified: [0220] Valid Thru: [033121] Color: PER SPEC*	30	$2265.31	$67959.30
NOV(OAKMI)-VFP	JANESVILLE TURNOUT PANT CONFIGURED TO CUSTOMER SPECIFICATION // PO8Q2045 *Verified: [0220] Valid Thru: [033121] Color: PER SPEC*	30	$1442.54	$43276.20
			Subtotal	**$111235.50**
			MI - Tax Exempt 2017 @ 0%	$0.00
			Total	**$111235.50**

105.000 –
$ 6,235.50

Michigan Department of Labor and Economic Opportunity (LEO)
Bureau of Administration Services
Grant Request for Proposal (RFP)

Total Available: $15 million	**Estimated Number of Awards: 143**	**RFP Code: FTG-2024**
Maximum Award: $3,500 per full-time member of the department.	**Minimum Award: N/A**	**Department Bureau: Administrative Services**
Application Due Date: May 31, 2024 3:00 pm EDT		**Funding Source: State General Funds**
		ALN#: N/A
Anticipated Begin and End Dates: October 1, 2023		**through September 30, 2027**

Grant Title: Firefighter Turnout Gear - 2024	
Program Purpose:	The purpose of the program is to assist full-time fire departments with purchasing an additional set of turnout gear for firefighters.

Pre-Application Conference:
A pre-application conference will be held to discuss this funding opportunity and provide instruction on using the EGrAMS system. The pre-application conference will be held on May 3, 2024, 8:30 beginning at XX, and will last approximately 90 minutes. The webinar can be accessed at Pre-Application Link. At the conclusion of the conference, this link can be used to access the recording of this webinar.

Geographic Area: Statewide

Eligibility:
This grant opportunity is open to fully paid fire department of an airport operated by a county, public airport authority, or state university or college, a member of a fully paid fire or police department of a city, township, or village employed and compensated on a full-time basis, a member of a fully paid public fire authority employed and compensated on a full-time. A grant that is provided shall not exceed $3,500 per full-time member of the department. Volunteer, paid on call, part-time paid or cadets-in-training are not eligible for this funding.

Disqualifying Criteria:

The applicant will be disqualified, and the application will not be funded if there is failure to:

- Submit a complete application, and a completed budget as required in the RFP, to the EGrAMS website on or before the grant application date and time deadline specified.
- Stay at or below the maximum award amount per agreement year, if provided.

Applications from applicants who are current state of Michigan employees are also disqualified and will not be funded.

Additional Information:

Accessing Application: To gain access to the application and complete entry and submission, a step-by-step instruction manual is available for your use. Visit the EGrAMS website at http://egrams-mi.com/leo, and click the link "See Grants" on the right-side panel to access the RFP documents.

Application Submission: Applicants are encouraged to complete and submit the grant application in advance of the grant application deadline to allow enough time to complete the application process and to receive technical assistance if necessary. The EGrAMS system will not permit applicants to submit applications that contain validation errors. Applicants must correct all errors before the system will allow submission of the application. Failure to correct all errors is not justification for a deadline extension.

RFP Timeline and Deadlines:

Pre-application conference	May 3, 2024
Deadline for submitting questions regarding the grant application	May 8, 2024
Q & A posted on EGrAMS	May 14, 2024
Agency EGrAMS registration, agency profile and project director request deadline to gain access to application	Friday May 31, 2024 3:00 pm EDT
Grant application due date	Friday May 31, 2024 3:00 pm EDT

CITY OF NOVI CITY COUNCIL
MAY 20, 2024

SUBJECT: Approve the recommendation from the Consultant Review Committee to amend the current contract with Rosati Schultz Joppich and Amtsbuechler to also include Prosecution Services until January 1, 2027.

SUBMITTING DEPARTMENT: City Managers

BACKGROUND INFORMATION:

The Consultant Review Committee (CRC) at their May 7, 2024 meeting voted to recommend for full City Council approval an amendment to the City Attorney's (Rosati Schultz Joppich and Amtsbuechler) contract to include prosecution service until January 1, 2027, which coincides with the end date of their current contract (not including extensions). The recommendation was made due to the resignation of the City's now-former firm, The Baker Legal Group. The City has been with the Baker Legal Group since 2012, with the current contract expiring in 2027. The rate for this service will equate to the planned rate in 2027 for the prior firm of $125/hr.

RECOMMENDED ACTION: Approve the recommendation from the Consultant Review Committee to amend the current contract with Rosati Schultz Joppich and Amtsbuechler to also include Prosecution Services until January 1, 2027.

CITY OF NOVI CITY COUNCIL
MAY 20, 2024

SUBJECT: Approval of claims and warrants – Warrant 1156

SUBMITTING DEPARTMENT: Finance

BACKGROUND INFORMATION:

Per Section 8.10 of the City's charter all funds drawn by the treasury department must be approved by City Council. This approval occurs through a warrant system and appears on all City Council's agenda. The most recent Warrant, #1156 comes before City council for approval.

RECOMMENDED ACTION: Approval of claims and warrants – Warrant 1156

CITY OF NOVI
Warrant 1156
Monday, May 20, 2024

Check	Vendor Name	Description	Amount
189032	COMCAST BUSINESS	ACCOUNT 8529 10 205 0785285	219.49
189033	FORTIS GROUP, LLC	INVOICE 1763	675.00
189034	KRESSLEIN, JACOB	REIMBURSE TRANSPORTATION	551.11
189035	LUCAS, PETER	OPERATING SUPPLIES (HIDTA)	3,179.74
189036	VERIZON WIRELESS	INVOICE 9958072569	233.51
189037	VERIZON WIRELESS	INVOICE 9960569009	233.44
189038	DAVEY RESOURCE GROUP	SRVS: TREE MGT PLAN UPDATE (TREE FUND)	3,570.00
189039-189046	DTE ENERGY	ELECTRICITY	20,241.48
189047	DTE ENERGY	STREET LIGHTING	20,775.52
189048-189053	DTE ENERGY	ELECTRICITY	1,368.36
189054	STATE OF MICHIGAN	APRIL 2024 SALES TAX	7.20
189055	ARBUCKLE, SALLY	ELECTION WORKER	270.00
189056	BARRANCO, ROSWELL	ELECTION WORKER	80.00
189057	BENHAM, PAULA	ELECTION WORKER	240.00
189058	BERMAN, MARCY	ELECTION WORKER	240.00
189059	BISHOP, WALLACE	ELECTION WORKER	270.00
189060	BISTAYI, CHERYL	ELECTION WORKER	240.00
189061	BISTAYI, JOSEPH	ELECTION WORKER	270.00
189062	BOLYARD, BETTY	ELECTION WORKER	80.00
189063	CAMPBELL, CATHERINE	ELECTION WORKER	80.00
189064	CHARLES, BRADLEY	ELECTION WORKER	300.00
189065	DILLON, MARYANN	ELECTION WORKER	80.00
189066	DMYTKENKO-AHRABIAN, MARTA	ELECTION WORKER	80.00
189067	DUNN, JUDY ANN	ELECTION WORKER	270.00
189068	EADDY, DONNA	ELECTION WORKER	240.00
189069	FRETZ, ELIZABETH	ELECTION WORKER	240.00
189070	HADDAD, ANTOINETTE	ELECTION WORKER	240.00
189071	HAMMELEF, DAVID	ELECTION WORKER	80.00
189072	HINMAN, GAYLE	ELECTION WORKER	240.00
189073	HOFFMAN JR., GEORGE	ELECTION WORKER	80.00
189074	HUGHES, PATRICIA	ELECTION WORKER	240.00
189075	HUNTER, STACEY	ELECTION WORKER	200.00
189076	KERN, JUDITH	ELECTION WORKER	270.00
189077	KETHLEDGE, JESSICA	ELECTION WORKER	240.00
189078	KLINE, STEPHEN	ELECTION WORKER	80.00
189079	KONCHARLA, TANISHA	ELECTION WORKER	240.00
189080	LESNAU, NICOLE	ELECTION WORKER	240.00
189081	LICALZI, JACQUELINE	ELECTION WORKER	110.00
189082	LONG, CHARLES	ELECTION WORKER	80.00
189083	LONG, JANET	ELECTION WORKER	80.00
189084	MONROE, GEORGIA	ELECTION WORKER	128.00
189085	NELSON, LARRY	ELECTION WORKER	240.00
189086	NYBERG, KAREN CELESTE	ELECTION WORKER	80.00
189087	PISTOLESI, CHERYL	ELECTION WORKER	240.00
189088	RADCLIFFE, DAVID	ELECTION WORKER	270.00
189089	SANOR, KRISTIN	ELECTION WORKER	80.00
189090	SCHAEFER, JACK	ELECTION WORKER	99.00
189091	SCHAEFER, JACQUELINE	ELECTION WORKER	80.00
189092	SERRA, RITA	ELECTION WORKER	240.00
189093	SIMON, DEBRA	ELECTION WORKER	300.00
189094	SIVY, NANCY	ELECTION WORKER	80.00
189095	STAAB, CHARLES	ELECTION WORKER	240.00
189096	THOMPSON, DONNA	ELECTION WORKER	80.00
189097	TISCHLER, DAVID	ELECTION WORKER	300.00
189098	TUNNARD, JOYCE	ELECTION WORKER	300.00
189099	UNDERWOOD, ANN	ELECTION WORKER	240.00
189100	VARTANIAN, VIRGINIA	ELECTION WORKER	300.00
189101	WINTER, MARY ANGELA	ELECTION WORKER	300.00
189102	AUTO IMAGES OF ALLEN PARK, LLC	INVOICE 101188	250.00

189103	BORIEO, SANDRA	PROFESSIONAL SERVICES (HIDTA)	2,340.00
189104	COMCAST BUSINESS	ACCOUNT 8529 10 122 0469861	182.95
189105	COVERT TRACK GROUP INC	INVOICE INVCT010954 (HIDTA)	5,600.00
189106	TRANSUNION RISK AND ALTERNATIVE	INVOICE 2556421-202404-1	990.00
189107	VERIZON WIRELESS	INVOICE 9962974529	40.01
189108	VERIZON WIRELESS	INVOICE 9962479831 (HIDTA)	1,727.49
189109	WEX BANK	INVOICE 96970525	90.30
189110	WEX BANK	INVOICE 96914246	313.87
189111	1ST AYD CORPORATION	OPERATING SUPPLIES	234.92
189112	A AND R PLUMBING LLC	BUILDING MAINT (PARKS MAINT, POLICE, P&R)	19,418.94
189113	ACCUFORM PRINTING & GRAPHICS INC	NATURE PROGRAMS/CAMPS (PARKS & REC)	1,189.00
189114	ADT COMMERCIAL LLC	FIBER, CAM, BLDG SECURITY BOSCO	361.29
189115	ADVANCED TURF SOLUTIONS, INC.	GROUNDS MAINTENANCE	509.00
189116	AECOM GREAT LAKES, INC	CE SRVS - VAR PROJ (W&S, CIP, P&R, STREETS, DPW)	195,024.61
189117	AIRGAS USA, LLC	VEHICLE MAINTENANCE	749.18
189118	ALL TRAFFIC SOLUTIONS	SOLAR STATIONARY SPEED SIGNS (3) (POLICE)	20,978.61
189119	ALLIANCE OF ROUGE COMMUNITIES	ALLIANCE OF ROUGE COMMUNITIES (DRAIN)	23,504.00
189120	ALLIE BROTHERS INC	SUPPLIES UNIFORMS (POLICE, FIRE)	2,482.82
189121	AMAZON	RAISING A READER EXPENSE (LIBRARY)	1,159.05
189122	AMERICAN GENERATORS SALES AND	BUILDING MAINTENANCE (POLICE, W&S)	1,119.00
189123	AMERICAN HEART ASSOCIATION INC.	CONFERENCE	765.00
189124	APOLLO FIRE APPARATUS SALES AND	VEHICLE MAINTENANCE (FIRE)	1,350.59
189125	APPLIED INNOVATION	INTERNAL TECHNOLOGY	102.52
189126	AQUATIC SOURCE LLC	SPLASH PAD SUPPLIES	613.27
189127	ASCENSION MICHIGAN EMPLOYER	MEDICAL SERV - PRE EMPLOY (P&R, FIRE, LIBRARY)	3,163.00
189128	ASCENSION PROVIDENCE HOSPITAL	OPERATING SUPPLIES	831.00
189129	ASTI ENVIRONMENTAL	LAND ACQUISITION (GF)	10,339.77
189130	ATA NATIONAL TITLE GROUP, LLC	ENGINEERING CONSULTING	375.00
189131	B & B LANDSCAPING	ROUTINE MAINTENANCE (MAJOR & MUNI STREETS)	7,700.00
189132	BAKER & TAYLOR, LLC	AUDIO VISUAL MATERIALS	279.68
189133	BEAUTIFICATION COUNCIL OF SE. MI.	BEAUTIFICATION COMMISSION	25.00
189134	BENITO'S CAFE	WATER LINE MAINTENANCE	130.87
189135	BERKSETH, SCOTT	MILEAGE REIMBURSEMENT	175.54
189136	BERTIN, KENNETH M.	ADULT SOFTBALL	75.00
189137	BIOCARE INC	MEDICAL SERVICE	840.00
189138	BLOUGH, KERI	CONFERENCE	598.20
189139	BLUE STAR, INC.	WATER SALES HYDRANT PERMIT 24-06	726.50
189140	BOULARD, CHARLES	REIMBURSEMENT	30.00
189141	BREUHAN, PETER	TUITION REIMBURSEMENT (FIRE)	3,033.80
189142	BRODART CO.	LIBRARY BOOKS LENDING (LIBRARY)	8,768.15
189143	BUSINESS ORIENTED SOFTWARE	OPERATING SUPPLIES (IT)	9,848.40
189144	CDW GOVERNMENT LLC	INTERNAL TECHNOLOGY - CITYWIDE (IT)	72,185.31
189145	CGS INC.	CONFERENCE (DPW, W&S)	1,005.00
189146	CHALLENGER SPORTS TEAMWEAR, LLC	YOUTH SOCCER	243.33
189147	CHET'S RENT-ALL INC.	GASOLINE AND OIL	280.05
189148	CINTAS CORP	SUPPLIES UNIFORMS	49.84
189149	COLLABORATIVE SUMMER LIBRARY PROGRA	COMMUNITY PROMOTION	845.75
189150	COLLINS, JOHN	TUITION REIMBURSEMENT	2,542.05
189151	CONSERVA ELECTRIC SUPPLY, INC.	BUILDING MAINTENANCE	119.70
189152-189177	CONSUMERS ENERGY	HEAT	7,827.31
189178	COSTAR REALTY INFORMATION INC	INTERNAL TECHNOLOGY (ASSESSING, CM, ECON DEV)	1,910.12
189179	COUGAR SALES & RENTAL INC	WATER LINE MAINTENANCE	372.39
189180	CRANDALL-WORTHINGTON INC	CUSTODIAL SUPPLIES (POLICE, FACILITIES, PARKS, DPW)	4,078.50
189181	CREATING SUSTAINABLE LANDSCAPES LLC	GROUNDS MAINTENANCE	295.00
189182	CROSSROADS TITLE AGENCY	UB REFUND FOR 47226 SCARLET DR	74.53
189183	DEANGELIS DIAMOND CONSTRUCTION LLC	CONSTR: JESSICA'S SPLASH PAD AT BOSCO (CIP)	81,890.75
189184	DELL MARKETING L.P.	INTERNAL TECHNOLOGY - CITYWIDE (IT)	27,726.92
189185	DEWOLF & ASSOCIATES	HOSTED TRAINING (POLICE)	1,690.00
189186	DK AGENCIES (P) LTD	COLLECTIONS/MATERIALS EXPENSE (LIBRARY)	1,450.00
189187	DUKE'S ROOT CONTROL, INC.	CONSTRUCT: DISTRIBUTION SYSTEM MATERIAL (W&S)	49,149.90
189188	ELLSWORTH INDUSTRIES INC.	GROUNDS MAINTENANCE	48.00
189189	EMPIRE PRINTING, LLC	SPORTS CAMPS	353.76
189190	ENGRAVING CONNECTION	EMPLOYEE RECOGNITION	50.00
189191	ENVIRONMENTAL SAFETY, INC.	SUPPLIES UNIFORMS (FIRE)	1,322.46
189192	ENVISIONWARE, INC	COMPUTER SUPPLIES (LIBRARY)	1,200.00
189193	EQUATURE	EMERGENCY COMMUNICATION SERVICE (POLICE)	7,911.89
189194	EQUIPMENT DISTRIBUTORS	EQUIPMENT MAINTENANCE	459.80

189195	ESRI INC	INTERNAL TECHNOLOGY - CITYWIDE (IT)	23,467.89
189196	ETNA SUPPLY	WATER METERS (WATER & SEWER)	3,880.50
189197	FARKAS, JULIE	PETTY CASH	75.60
189198	FELDMAN CHEVROLET OF NOVI	VEHICLE MAINTENANCE	953.49
189199	FIFER INVESTIGATIONS LLC	RECRUITMENT	950.00
189200	FREEMAN, LAURIE	ART PROGRAMS	264.00
189201	FULL SPECTRUM LASER LLC	TECHNOLOGY (LIBRARY)	4,790.04
189202	G2 CONSULTING GROUP, LLC.	MATERIAL TESTING: NOVI RD/ 13 MILE RD PC (W&S)	5,906.50
189203	GFL ENVIRONMENTAL	RUBBISH MONTHLY 4/2024 (RUBBISH FUND)	177,125.00
189204	GHADA BEYDOUN	UB REFUND 47800 BELLAGIO DR (WATER & SEWER)	1,580.23
189205	GRAINGER INC, W W	OPERATING SUPPLIES	534.52
189206	GREAT LAKES ACE	OPERATING SUPPLIES	51.76
189207	GREAT LAKES PROFILES, INC.	PRE EMPLOYMENT TESTING	160.00
189208	GREAT LAKES WATER AUTHORITY	WATER PURCHASES 3/2024 (WATER & SEWER)	758,668.52
189209	GREEN OAK TIRE INC.	VEHICLE MAINTENANCE	819.50
189210	GRIMM, JOSEPH P.	HISTORICAL COMMISSION	125.00
189211	HARTFORD LIFE & ACCIDENT INSURANCE	PUBLIC SAFETY 3 YEAR SUPPLEMENTAL INS (POLICE)	98,054.00
189212	HARTFORD, THE	EMPLOYEE LIFE, AD/D & LTD INSURANCE	9,072.64
189213	HOME DEPOT	BUILDING MAINTENANCE	18.47
189214	HOME DEPOT CREDIT SERVICES	OPERATING SUPPLIES - CITYWIDE	1,009.37
189215	HP INC	COMPUTER SUPPLIES (LIBRARY)	1,114.35
189216	HQI PAINTERS INC.	BUILDING MAINTENANCE	500.00
189217	HUNTINGTON NATIONAL BANK	ACCOUNT 3584165207	500.00
189218	IMAGAMERICA	COMMUNITY PROMOTION	575.94
189219	IMAGE 360 - NOVI	OPERATING SUPPLIES	135.00
189220	IMAGESOFT INC	INTERNAL TECHNOLOGY - ONBASE (IT)	54,749.27
189221	VOID	VOID	-
189222	J & B MEDICAL SUPPLY INC	OPERATING SUPPLIES	945.00
189223	JOHN'S SANITATION SERVICE	VILLA BARR PROPERTY (PARKS & REC)	2,080.50
189224	JOHNSON, RONALD DEAN	ADULT SOFTBALL	580.00
189225	KBK LANDSCAPING, INC.	CEMETERY MAINTENANCE (FACILITIES, PARKS MAINT)	8,855.00
189226	KENNEDY INDUSTRIES INC	LIFT STATION MAINTENANCE (WATER & SEWER)	6,222.00
189227	KENWHIRL APPLIANCE SERVICE	BUILDING MAINTENANCE	230.00
189228	KEY CODE MEDIA INC.	EQUIPMENT FOR NEW STUDIO NO.VI (PEG FUND)	1,640.00
189229	KIMBALL MIDWEST	OPERATING SUPPLIES (DPW)	1,653.58
189230	KINOKUNIYA BOOK STORES OF AMERICA	COLLECTIONS/MATERIALS EXPENSE (LIBRARY)	1,028.03
189231	KNIGHT WATCH INC	COMPUTER SUPPLIES	315.00
189232	KOSAL, MICHAEL	WITNESS	13.56
189233	LAFONTAINE CHEVROLET PLYMOUTH	VEHICLE MAINTENANCE	137.50
189234	LANGUAGE LINE SERVICES	EMERGENCY COMMUNICATION SERVICE	179.11
189235	LIMB WALKERS TREE & SNOW	FORESTRY MAINTENANCE (TREE, MEADOWBROOK)	5,508.75
189236	LIU, SHANNON	REFUND PARKS	10.00
189237	LUNGHAMER FORD OF OWOSSO LLC	(3) 2024 FORD POLICE INTERCEPTORS (FORFEITURE)	135,159.00
189238	M-2 AUTO PARTS, INC.	EQUIPMENT MAINTENANCE (DPW, W&S)	2,068.03
189239	M-K CONSTRUCTION CO INC	CONST: MIDDLE ROUGE STREAMBANK STAB (DRAIN)	119,493.10
189240	MALINOWSKI, JUDITH M.	MEDICAL SERVICE - PRE EMPLOY (POLICE, FIRE)	1,500.00
189241	MANELA, RACHEL	MILEAGE REIMBURSEMENT	89.78
189242	MARK'S OUTDOOR POWER EQUIPMENT	LAWN MOWER MAINTENANCE	188.94
189243	MASTER MAINTENANCE	JANITORIAL CONTRACTS (FACILITIES)	16,128.10
189244	MCKENNA ASSOCIATES INC	HCD (COMMUNITY DEV BLOCK GRANT)	1,557.50
189245	MEADOWBROOK ART CENTER	OPERATING SUPPLIES	152.77
189246	MEDSTAR INC	OPERATING SUPPLIES	300.00
189247	MERLO CONSTRUCTION CO, INC.	CONST: 2020 PATHWAYS & ADA IMPROVE (MUNI STREET)	158,447.25
189248	MICHIGAN CAT	EQUIPMENT MAINTENANCE (DPW)	2,951.82
189249	MICHIGAN LINEN SERVICE, INC.	BUILDING MAINTENANCE (FIRE, POLICE, FACILITIES)	1,635.75
189250	MICHIGAN PETROLEUM TECHNOLOGIES	GASOLINE AND OIL	215.35
189251	MICHIGAN RECREATION & PARK ASSOC	ADULT SOFTBALL (PARKS & REC)	2,415.00
189252	MICHIGAN RECREATIONAL CONSTRUCTION	OUTDOOR FITNESS AREA FLOORING (MEADOWBROOK)	18,900.00
189253	MIDWEST COLLABORATIVE FOR LIBRARY	CONFERENCE	100.00
189254	MIDWEST TAPE, LLC	AUDIO VISUAL MATERIALS (LIBRARY)	2,253.56
189255	NAGAKURA, RIKIYA	INSURANCE DEDUCTIBLES - FIRE (GF)	1,303.75
189256	NORTHSTAR MAT SERVICE	BUILDING MAINTENANCE	257.96
189257	NORTHVILLE LOCKSMITH INC., THE	BUILDING MAINTENANCE	132.50
189258	NORTHVILLE PAINT CO	BUILDING MAINTENANCE	325.99
189259	NOVI WATER DEPARTMENT	WATER AND SEWER - CITY USE	4,771.05
189260	O'REILLY AUTO PARTS	VEHICLE MAINTENANCE (DPW)	2,591.20
189261	OAKLAND COMMUNITY COLLEGE	EDUCATION AND TRAINING	650.00

189262	OAKLAND COUNTY TREASURERS	WRC NOVI SEWER PROJECT, 4/24 SEWAGE (W&S)	1,143,779.99
189263	OCCUPATIONAL HEALTH CENTERS OF	MEDICAL SERVICE	31.00
189264	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	353.34
189265	ON DUTY GEAR, LLC	VEST PURCHASES 2023-24 (POLICE)	5,575.00
189266	VOID	VOID	-
189267	ORKIN	CONTRACTUAL SERVICES	401.95
189268	OSCAR W. LARSON CO.	GASOLINE AND OIL	1,810.97
189269	OVERDRIVE, INC.	ELECTRONIC MEDIA (LIBRARY)	8,401.35
189270	PAMAR ENTERPRISES, INC.	CONSTRUCT: SS UPGRADES (LANNYS & DRAKE) (W&S)	122,668.33
189271	PARAGON LABORATORIES, INC.	WATER LINE MAINTENANCE	75.00
189272	PEOPLE DRIVEN TECHNOLOGY, INC	INTERNAL TECHNOLOGY (PARKS & REC)	5,353.80
189273	PERFECT CLEANERS OF DETROIT, INC	2023-24 UNIFORM CLEANING (POLICE, FIRE)	1,015.35
189274	PHILLIPS, GEFFREY FREDERICK	OLDER ADULTS SPECIAL EVENTS	900.00
189275	PLAYAWAY PRODUCTS LLC	AUDIO VISUAL MATERIALS	101.35
189276	POWER CLEANING SYSTEMS	EQUIPMENT MAINTENANCE	552.36
189277	PRESSURE VESSEL TESTING	VEHICLE MAINTENANCE (FIRE)	1,975.00
189278	PRINTING SYSTEMS	POSTAGE - AV POSTCARDS (CLERK)	1,501.06
189279	PURE TECHNOLOGIES U.S. INC.	PCCP TRANSMISSION MAIN CONDITION ASSESS (W&S)	228,000.00
189280	PVP COMMUNICATIONS	HELMET AND COMM SYSTEM FOR RADIO (POLICE)	4,449.00
189281	QUALITY FIRST AID & SAFETY, INC.	OPERATING SUPPLIES	317.52
189282	QUICK SILVER MARKETING SOLUTIONS	YOUTH SOCCER (PARKS & REC)	2,954.50
189283	QUILL CORPORATION	OFFICE SUPPLIES	133.39
189284	RAY'S WELL DRILLING	PARK BUILDING MAINTENANCE (PARKS MAINT)	1,200.00
189285	REPUBLIC SERVICES, INC	LIFT STATION MAINTENANCE	629.66
189286	RESOURCE RECOVERY AND RECYCLING	RECYCLING CENTER (DPW)	24,991.00
189287	RHATIGAN, MICHAEL	PER DIEM CONFERENCE	242.00
189288	RKA PETROLEUM COS., INC	GASOLINE AND OIL	25,846.29
189289	ROAD COMMISSION FOR OAKLAND COUNTY	TRAFFIC SERVICES, WATER MAIN (STREETS, W&S)	53,762.14
189290	ROOF ONE, LLC	HCD (COMMUNITY DEV BLOCK GRANT)	4,690.00
189291-189293	ROSATI, SCHULTZ, JOPPICH	LEGAL FEES (ESCROW, GF)	7,182.00
189294	ROSS, MICHAEL	ADULT SOFTBALL	145.00
189295	ROWERDINK INC	VEHICLE MAINTENANCE	184.96
189296	ROYAL TRUCK & TRAILER SALES & SVC	OPERATING SUPPLIES	122.74
189297	RYL FLEXIBILTY THERAPIES LLC	OLDER ADULTS MASSAGE (PARKS & REC)	2,771.00
189298	SAFE SOFTWARE INC	INTERNAL TECHNOLOGY	450.00
189299	SAM'S CLUB DIRECT	LIBRARY PROGRAMMING	124.32
189300	SCALLIONS, WESLEY	MILEAGE REIMBURSEMENT	72.36
189301	SCHINDLER ELEVATOR CORPORATION	BUILDING MAINTENANCE (LIBRARY)	2,852.00
189302	SCHOOLCRAFT COLLEGE	MEDICAL SERVICE	750.00
189303	SERRA FORD FARMINGTON HILLS	VEHICLE MAINTENANCE	175.00
189304	SHERATON DETROIT NOVI HOTEL	PROFESSIONAL SERVICES - EVENT VENUE (DDA)	7,544.70
189305	SHIFMAN FOURNIER, PLC	LEGAL FEES	262.50
189306	SIGNAL RESTORATION SERVICES	BIO HAZARD CLEANING OF JAIL CELLS	453.32
189307	SIGNATURE SERVICES	ROUTINE MAINT (MEADOWBROOK, STREETS, W&S, PARKS)	22,185.10
189308	SIRCHIE FINGER PRINT LABORATORIES L	OPERATING SUPPLIES	49.57
189309	SITEONE LANDSCAPE SUPPLY, LLC	GROUNDS MAINTENANCE	896.44
189310	SMART BUSINESS SOURCE LLC	OPERATING SUPPLIES	458.60
189311	SOLUTION CONTROLS SERVICES, LLC	BUILDINGS/GROUNDS/FURNITURE EXPENSE (LIBRARY)	7,200.00
189312-189315	SPALDING DE DECKER	PROFESSIONAL SERVICES (ESCROW. PLANNING)	34,348.33
189316	SQUEAKY SHINE CAR WASH	VEHICLE MAINTENANCE	420.00
189317	STATE OF MICHIGAN	OPERATING SUPPLIES	700.25
189318	SUBURBAN LANDSCAPE SUPPLY	WATER LINE MAINTENANCE	380.00
189319	SUPER FLEET MASTERCARD	GASOLINE AND OIL	62.07
189320	SUTTLE ENTERPRISES LLC	PROFESSIONAL SERVICES (LIBRARY)	1,400.00
189321	SYSTEMP CORPORATION	PARK BUILDING MAINTENANCE (FIRE, FACILITIES, PARKS)	4,969.56
189322	SZELAP, CHRISTINE E. HEFFERNAN	KARATE	630.00
189323	T & M ASPHALT PAVING INC	PICKLEBALL COURTS & PARKING (MEADOWBROOK)	167,113.82
189324	T-MOBILE USA, INC	TELEPHONE (LIBRARY)	1,048.49
189325	THOMSON REUTERS - WEST	SUPPLIES (POLICE)	1,042.34
189326	TRI-COUNTY INTERNATIONAL	VEHICLE MAINTENANCE (DPW)	2,352.61
189327	TSAI FONG BOOKS INC	COLLECTIONS/MATERIALS EXPENSE	431.42
189328	UNIVERSAL SIGN SYSTEMS	BUILDINGS/GROUND/FURNITURE EXPENSE (LIBRARY)	6,565.00
189329	VARIPRO	EMLOYEE FLEXIBLE SPENDING REIMBURSMENT	6,992.30
189330	VARSITY LINCOLN, INC	VEHICLE MAINTENANCE	670.37
189331	VERCARA, LLC	INTERNAL TECHNOLOGY (IT)	6,864.00
189332	VERMEER OF MICHIGAN	EQUIPMENT MAINTENANCE	56.00
189333	WALL, MICHAEL	CONFERENCES EXPENSES	503.00

189334	WALL, MICHAEL	MILEAGE REIMBURSEMENT	147.40
189335	WALSH, SHERYL	PER DIEM CONFERENCE	110.00
189336	WALSH, SHERYL	REIMBURSEMENT	150.00
189337	WEINGARTZ SUPPLY CO INC	EQUIPMENT MAINTENANCE	416.25
189338	WESTERN SUBURBAN SOCCER	YOUTH SOCCER (PARKS & REC)	4,525.00
189339	WITHERELL, JAY S.	RECRUITMENT	900.00
189340	WITMER PUBLIC SAFETY GROUP INC	CONFERENCE	257.56
189341	IN THE MITTEN PRODUCTIONS	THEATRE PROGRAMS	29,864.40
189342	JH CORPORATION	CONTRACTUAL SERVICES	726.07
189343	KBK LANDSCAPING, INC.	GROUNDS MAINTENANCE	15,870.00
EFT	FIFTH THIRD	APRIL PURCHASES	112,673.20
	AMAZON.COM 8K1I11WW3	CD: Office Supplies	12.49
	WWW.VOLGISTICS.COM	IS: Man - Volunteer Software	214.00
	SPEEDWAY 02202 10 MILE	PD: Gas	71.67
	AMAZON.COM CY1SL7PO3	FIN: Civic Center Office Supplies	81.76
	POTBELLY	CC: Committee Meetings	75.42
	STRESSBALLS	DPW: Office Supplies	503.34
	USPS STAMPS ENDICIA	LIB: Postage	100.00
	AMAZON.COM WQ8RJ6MR3	PD: supplies	64.95
	AMZN MKTP US WM0JN3S23	FD: Operating Supplies	31.98
	ATT CONS PHONE PMT	FACILITES - Utilities - Telephone	4,942.07
	AMZN MKTP US HJ4NG85E3	PD: award pens	28.35
	MEIJER # 122	PRCS: OAS Social Supplies	75.98
	WAL-MART #5893	PRCS: OAS Event Food	(301.04)
	BP#9248170LAPEER BPQPS	PD: Gas	74.00
	WAL-MART #5893	PRCS: OAS Event Food	301.04
	TEMPLEPUBLI	HR: Police Officer Job Ad	195.00
	WM SUPERCENTER #5893	PRCS: OAS Event Food	301.04
	SUNOCO 8000736102 QPS	PD: Gas	20.00
	EIG CONSTANTCONTACT.CO	CR: email marketing	376.00
	SP BLUE LINE CUSTOMS	PD: Uniforms	(2.28)
	SP BLUE LINE CUSTOMS	PD: Uniforms	(4.56)
	GFS STORE #1985	CR: chips	(21.99)
	WM SUPERCENTER #5893	CR: Supplies	125.00
	WWW.PEACHJAR.COM	PRCS: Marketing Expense	200.00
	SPEEDWAY 02326 HALL MT	PD: Gas	33.22
	GFS STORE #1985	CR supplies	66.95
	LUNAPOP PA (1 OF 1 PA	CR: State of the City	200.00
	TARGET 00014654	CR: event	50.00
	WM SUPERCENTER #5893	CR: Supplies	75.00
	LYFT 1 RIDE 04-25	FLT: C&W	53.80
	DELTA	CR: NAGC	651.20
	NORTHFIELD FARMS	PRCS: parks plantings	101.64
	GROUPMAP TECHNOLOGY	MGR: Software Subscription	8.00
	AMAZON.COM AP4I58EH3	CLK: Supplies	15.99
	AMZN MKTP US UW48O0QN3	PRCS: OAS Social Supplies	192.80
	WM SUPERCENTER #5893	PRCS: OAS Social Supplies	79.66
	NOR NORTHERN TOOL	FLT: OS	1,098.88
	MEIJER # 054	PRCS: Program Expenses	85.00
	EMBASSY SUITES	CD: Lodging for Conf.	269.00
	PANERA BREAD #608009 O	CR: catering	73.97
	SEC OF STATE ESERVICES	FLT: M&D	20.34
	LITTLE CAESARS 1834-00	CR: catering	43.98
	LITTLE CAESARS 1834-00	CR: catering	112.21
	HYATT HOTELS	FLT: C&W	1,127.92
	NATIOAL ASSOCIATION OF	CR: NATOA award	120.00
	HILTON	W&S: conferences/workshops	567.03
	UBER TRIP	FLT: C&W	4.00
	HILTON	W&S: conferences/workshops	567.03
	AMAZON.COM LZ8752U33	ASSES: office supplies	40.40
	AIRLINES PARKING	W&S: conferences, workshops	56.00
	AMZN MKTP US 2Z6Z90XQ3	CR: HDMI Cables	173.97
	AMZN MKTP US 7D8IY3KT3	OAS: Social Supplies	51.96
	FUEL MART 626	FD: Fuel	43.66
	GFS STORE #1985	CR: water	44.25
	FSP MOTOWN HISTORICAL	LIB: Adult Programming	510.00
	MICHIGAN ASSOC OF CHIE	PD : Dues	115.00

UBER TRIP	FLT: C&W	17.94
AMZN MKTP US 1B1KX3B23	PD: SUPPLIES	71.50
SEC OF STATE ESERVICES	FLT: M&D	30.51
AMZN MKTP US 6J6M88ZH3	FIN: Civic Center Office Supplies	16.99
AMZN MKTP US H37HJ7HQ3	CR: TV Stand	315.54
EZCATERPOTBELLY SANDW	CR: catering	155.98
AMZN MKTP US XC8L39LK3	PRCS: Admin Office Supplies	82.91
THE APPRAISAL FOUNDATI	ASSES: Continuing Education	168.55
AMZN MKTP US YZ3LF4Y23	CR: velcro	9.70
SPEEDWAY 02332 JEFFERS	PD: Gas	36.46
GOVERNMENT FINANCE OFF	DPW: GFOA dues	198.00
GOVERNMENT FINANCE OFF	FIN: GFOA dues	397.00
PIZZA MARVELOUS	CR: Ambassador Event	475.00
DELTA	FLT: C&W	30.00
MICHIGAN STATE YSA	PRCS: Program Expense	506.00
OAKLAND COUNTY MI	PRCS: splashpad permit	86.00
5.11, INC.	PD: Uniforms	337.95
BUDDYSPIZZA	CR: catering	1,003.35
AMZN MKTP US JC4480CQ3	PM: Swim area marker floats	147.90
BENITO S CAFE	PRCS: Program Expense	186.28
AMZN MKTP US OZ2E81LA3	PM: Swim area rope	122.00
WALGREENS #4454	PRCS: Program Expense	350.22
AMZN MKTP US TX8ZR6SW3	FIN: Civic Center Office Supplies	270.51
AMZN MKTP US HQ4PH75O3	CD: Office Organization	18.99
NOVI CHAMBER OF COMMER	CR: Chamber Event	1,200.00
G2GCHARGE COM SERVICE	PRCS: splashpad permit	4.00
SP BLUE LINE CUSTOMS	PD: Uniforms	40.28
WALMART.COM 8009666546	CR: acrylic stands	68.85
AMAZON.COM VS6FQ1N43	FM: Operating Supplies	8.79
GFL ENVIRONMENTAL - NO	DPW: Rubbish	296.51
AMAZON.COM OI9Y49BF3	CR: nametags	36.02
APPLE.COM/BILL	CR: icloud storage	2.99
AMZN MKTP US T61DY2Q93	PRCS: Marketing	135.78
PANERA BREAD #600667 O	MGR: Council Food	41.08
KROGER #632	CC: Council Mtg	16.99
AMZN MKTP US GR7WJ7KQ3	FIN: Civic Center Office Supplies	42.90
DUNHAMS 043	PD: Operating Expense	53.00
FSP OAKMAC SHRM	HR: Training class	10.00
NATIONAL FIRE PROTECTI	FD: Training	399.00
PANERA BREAD #600667 O	MGR: Council Food	9.52
SPEEDWAY 02202 10 MILE	PD: Gas	40.13
AMZN MKTP US 3W31N64F3	OAS: DME Loan Closet Supplies	14.89
PAPER DIRECT	PD: paper supplies	437.42
AMAZON.COM HF1R42BO3	IS: Supplies	99.99
STAMPS.COM	LIB: Postage	19.99
FEDEX606227934	PD: FedEx	47.00
APPLE.COM/BILL	IS: Software	5.99
QUADIENT INC ORACLE	CLK: supplies	215.65
APPLE.COM/BILL	IS: Software	5.99
ASFPM	CD: Training	660.00
AMZN MKTP US ME3Y54QD3	PRCS: SplashPad	14.34
GFS STORE #1985	PRCS: Program Expense	528.21
SPEEDWAY 02202 10 MILE	PD: Gas	40.37
AMZN MKTP US D72LO4683	PRCS: Splashpad	271.95
SHELL OIL 12708971002	PD: Gas	45.96
OMNI HOTELS	CR: Conference	1,082.16
UBER TRIP	FLT: C&W	10.72
GFS STORE #1985	CR: juice	40.54
AIRLINES PARKING	CR: conference travel	70.00
INTL FACILITY MGMT ASS	PM: IFMA Conf Registration	950.00
BP#9360314THOMPSON QPS	PD: Gas	41.34
SSP LIVINGLEARNENRICHC	CC: Event	1,800.00
OMNI HOTELS	CR: conference lodging	1,167.06
ROCKSTARZ LIMOUSINE LL	CR: shuttle	728.00
PAYPAL ETSY INC	CR: letters	763.10
DELTA	FLT: C&W	30.00
ROCKSTARZ LIMOUSINE LL	CR: shuttle	449.28

B&H PHOTO 800-606-6969	LIB: iCube	189.00
UBER TRIP	FLT: C&W	42.88
ROCKSTARZ LIMOUSINE LL	CR: shuttle	449.28
B&H PHOTO 800-606-6969	CR: USB cable	22.19
AMAZON.COM OY1WO9W43	W&S: OS	41.40
HERTZ	CR: conference	443.87
SQ SWEETWATERS COFFEE	CR: catering	67.50
PARTY CITY 4124	CR: tablecloths	20.00
FUELCLOUD	DPW: G&O	204.96
AMZN MKTP US B88DQ4ZO3	PD: Supplies	179.99
PP AMERICAN PUBLIC WOR	DPW: APWA Monthly	30.00
MICHIGAN ASSOCIATION O	FIN: MICPA Johnson	424.00
BENITO S CAFE	PD: Dispatch Luncheon	74.31
EXXON PINE KNOB	PD: Gas	38.84
WHITLOCK BUSINESS SYST	TREAS: Print utility bills	499.02
MICHIGAN ASSOCIATION O	FIN: MICPA Parrinello	355.00
WHITLOCK BUSINESS SYST	TREAS: Postage for utility bills	1,692.11
MARRIOTT	PM: MDARD Testing lodging	168.37
BENITO S CAFE	PD: Dispatch Luncheon	75.81
AMZN MKTP US T83E17QI3	PRCS: Civic Center	33.92
AMZN MKTP US 4U7SD94S3	PD: Supplies	264.00
AMAZON RET 112-931763	DPW: FO-OS	38.84
BMW MOTORCYCLES OF SE	PD: Vehicle Maintenance	411.55
AMAZON.COM 9C7NY0UJ3	DPW: FO-OS	44.58
DELTA	CR: conference travel	30.00
SPECTRUM	FACILITIES - Utilities - Cable	10,801.67
SPEEDWAY 02202 10 MILE	PD: Gas	19.10
AMZN MKTP US WR4XV45K3	PD: SUPPLIES	96.94
AMZN MKTP US O63D13Z03	PD: SUPPLIES	92.79
AMAZON MAR 111-042454	PRCS: Civic Center	12.57
AMAZON.COM 8088Q6KL3	PD: Supplies	12.99
AMZN MKTP US FF8799J43	PRCS: Supplies	424.00
DELTA	CR: conference	30.00
AMAZON.COM EN6LE1783	W&S: OS	41.40
HUNTINGTON PL WASHINGT	MGR: Conference Parking	20.00
AMAZON.COM R387J1Q62	DPW: FO-OS	38.84
CARRIAGE CLEANERS	PRCS: Community Center	20.00
AMZN MKTP US 5N4JK6LR3	DPW: Supplies	54.98
HARBOR FREIGHT TOOLS 6	W&S: operating supplies	129.29
AMAZON.COM QW5PM45Q3	CD: Supplies	9.56
AMZN MKTP US 7V61A0RV3	DPW: Operating Supplies	104.85
BENITO S CAFE	PD: Dispatch Lunch	37.69
AMZN MKTP US SL8282F93	CR: supplies	111.66
AMZN MKTP US IO43R3TB3	PD: SUPPLIES	242.30
BENITO S CAFE	PD: Dispatch Lunch	14.83
DTV DIRECTV SERVICE	PD: Cable	40.00
ALEXS MARKET CLARKSTON	PD: Gas	54.43
NOVI TUBBY'S	CC: Committee Meetings	89.06
OAKLANDTHRIVE.ORG	ED: event	700.00
USPS.COM CLICKNSHIP	CLK: Postage	7.99
AMZN MKTP US T01Q27HC3	CLK: supplies	7.99
BENITO S CAFE	PD: Dispatch Lunch	53.99
WM SUPERCENTER #5893	LIB: Programs	18.27
AMAZON.COM 1967Z0I53	CR: supplies	12.07
PLURALSIGHT	IT: Training	299.00
AMAZON RET 111-779290	PRCS: Civic Center	33.24
UBER TRIP	CR: conference travel	4.67
UBER TRIP	CR: conference travel	31.14
AMAZON.COM X54EV5GG3	PRCS: Program Equipment	95.76
MEIJER # 208	FD: PROMOTION	18.95
AMZN MKTP US R38Y01SQ0	PD: Supplies	29.04
YELLOW CAB COMPANY OF	CR: conference travel	54.71
FEDEX605596011	PD: FedEx	24.77
AMAZON MAR 114-985677	HR: Wellness Challenge	82.54
CREATURE CONTROL LLC	PRCS: Villa Barr	55.00
TECHSOUP	LIB: Computer Software licensing	39.00
METRO AIRPORT PARKING	MGR: TLG Conference Expense	120.00

ELDT.COM	DPW: Training	77.63
AMZN MKTP US QH9NA3J43	ASSES: Office supplies	59.28
WESTIN	HR: Conference	1,175.40
AMAZON RETAIL 191	FIN: supplies	39.31
AMZN MKTP US CJ1T99TD3	DPW: OS	108.59
DELTA	CR: conference travel	30.00
AMAZON RET ANGELA COF	DPW: FO-OS	81.21
AMAZON RET ANGELA COF	W&S: OS	27.07
B&H PHOTO 800-606-6969	CR: Production Grip Equipment	367.45
WESTIN	HR: Conference Travel	705.54
CITGO MICHIGAN AVENUE	PD: Gas	53.49
AMZN MKTP US QZ4BL4RG3	PRCS: Civic Center	164.39
SIXT CAR RENTAL	MGR: tlg expense	42.89
VZWRLSS APOCC VISB	FACILITES - Utilities - Telephone	16,064.37
AMZN MKTP US 5C1B33WD3	CR: Bluetooth Adapter	63.88
AMAZON RET 114-874357	OAS: program supplies	159.00
DELTA	CR: conference	30.00
NSPE 888-285-6773	DPW: Membership	299.00
REALTYRATESCOM	ASSES: Real Estate Data Sub	295.00
AMZN MKTP US D46B25IG3	ASSES: stamp	21.95
AMAZON.COM 9M99J0DJ3	PD: SUPPLIES	14.32
AMZN MKTP US 0F3DA8WC3	PD: SUPPLIES	27.85
ROCKSTARZ LIMOUSINE LL	CR: shuttle deposit	400.00
CRYSTAL MTN LODGING	IS: GIS Conference	144.00
SHELL OIL 12374488000	PD: Gas	18.56
CHAZITOS LATIN CUISINE	HR: Meal at training	23.67
HILTON INTERNATIONAL	CM: conferences/workshops	994.28
THE HOME DEPOT #2737	DPW: FO-OS	(303.84)
EZCATERCHOPPED OLIVE	CR: catering	59.38
ROCKSTARZ LIMOUSINE LL	CR: shuttle	200.00
HILTON INTERNATIONAL	MGR: conferences/workshops	994.28
STATE OF MI EMS	FD: Dues	400.00
THE PUBLIC KITCHEN BA	HR: Meal at training	31.57
HILTON INTERNATIONAL	MGR: Conference lodging	994.28
HILTON INTERNATIONAL	MGR: TLG Conference Expense	881.16
AMZN MKTP US	PRCS: Community Center	(20.99)
AMZN MKTP US 2F95287V3	FIN: office supplies	87.39
HOBBY-LOBBY #645	LIB: Program	21.64
EXXON 460 W FORT STREE	PD: Gas	29.97
AMZN MKTP US 3V5WR4SA3	ASSES: Office supplies	21.99
DELTA	CR: Conference	30.00
AMZN MKTP US T92RV1WB3	PD: SUPPLIES	213.22
123.NET, INC.	FACILITES - Utilities - Telephone	2,886.10
AMAZON.COM OZ35Z0SQ3	FIN: Civic Center Office Supplies	22.44
AMAZON.COM MH76113F3	CLK: Election supplies	38.38
AMZN MKTP US R171M39T3	PRCS: Program Supplies	14.33
ICMA ONLINE	IS: Membership	200.00
ICMA ONLINE	IS: Conference	399.00
WWW.APWA.NET	DPW: Office Supplies	21.00
STATE EGLE SWIM POOL	PRCS: splashpad permit	806.00
D J WALL-ST-JOURNAL	MGR: WSJ	38.99
CENTURYLINK LUMEN	FACILITIES - Utilities - Cable	256.69
LATTICE.COM	MGR: Software Subscription	70.94
AMZN MKTP US 4E51N6O13	PD: SUPPLIES	330.18
PANERA BREAD #608009 O	MGR: Council Food	55.73
AMZN MKTP US JW3ID5W33	OAS: VM	161.22
JIMMY JOHNS - 396 - E-	CC: Council Mtg	56.17
JERSEY MIKES 31020	CD: Training lunch	356.25
GMIS	IS: Membership	250.00
KROGER #632	CC: Council Mtg	41.98
AMZN MKTP US WL6QS04Z3	FIN: Civic Center Office Supplies	87.79
FEDEX604965333	PD: FedEx	23.56
DELTA	CR: Conference	30.00
DICKS SPORTING GOODS	PD: Uniforms	93.28
WAYNE STATE U	PD: Recruitment	150.00
BATL AXE THROWING	CM: workshops	(60.00)
HURON VALLEY GUNS	PD: Uniforms	372.27

BOB EVANS REST #0093	LIB: Conferences	59.38
AMAZON.COM R991R7A13	FIN: Civic Center Office Supplies	87.84
SP BLUE LINE CUSTOMS	PD: Uniforms	80.56
SHELL OIL 574417271QPS	LIB: Conferences	15.00
HAMPTON INN HOTELS	LIB: Conferences	708.54
ELEVATOR BREWING	LIB: Conferences	104.33
HYATT HOTELS	LIB: Conferences	733.20
GCCC SOUTH PARKING GAR	LIB: Conferences	95.00
HAMPTON INN HOTELS	LIB: Conferences	472.36
HYATT HOTELS	LIB: Conferences	733.20
UPS 1Z6TJ51F0303080884	LIB: Computer Supplies Equip	15.52
HAMPTON INN HOTELS	LIB: Conferences	236.18
SQ UCHIDA CAB LLC	HR: Conference - cab	59.40
UBER TRIP	MGR: Conference Travel	4.34
AMAZON.COM AH7JC6UA3	IS: Supplies	16.99
KROGER #366	PRCS: OAS food	16.47
AMAZON.COM UP9IQ73K3	IS: Supplies	76.50
UBER TRIP	MGR: Conference Travel	28.96
IN OHIO TACTICAL OFFI	PD: Training	1,390.50
AMZN MKTP US ZD42R3663	IS: Supplies	35.96
TST NADA - COLUMBUS	LIB: Conferences	87.00
BRENTWOOD GRILLE	MGR: Meeting Food	80.76
SHELL OIL 12735167004	PD: Gas	73.69
BLUEWATER TECHNOLOGIES	IS: Hardware	3,164.06
HILTON	PD: Conference	(14.04)
USPS STAMPS ENDICIA	LIB: Postage	100.00
HOMEDEPOT.COM	W&S: OS	174.87
POTBELLY #165	CR: catering	74.79
LIBRARY MI FOUNDATION	LIB: Conferences	75.00
TST FORNO	LIB: Conferences	105.90
SQ AMERICAN LIBRARY A	LIB: Programming	26.12
MOGUL INC.	HR: Recruitment tool	479.50
MENARDS WIXOM MI	PM: Rug for track stabilization	100.74
THE AWARD GROUP	FD: Operating Expense	82.44
LOCALCANTINASHORTNORTH	LIB: Conferences	46.90
CONCORD THEATRICALS CO	PRCS: Program Expense	3,992.50
MICHIGAN ASSOC OF CHIE	PD: Operating Expense	300.00
AMZN MKTP US 3V6ZD06R3	FM: Operating Supplies	14.99
HILTON	PD: Conference	295.06
TARGET 00014654	LIB: Program	8.88
AMZN MKTP US	IS: Supplies	(112.97)
MICHIGAN MUNICIPAL LEA	CC: Educational Course	495.00
ISC2	IS: Training	125.00
SHANTY CREEK RESORTS	PD: CONFRENCE	189.95
MSU PAYMENT ONLINE	PM: Pesticide Applicator Test	15.00
MICHIGAN ASSOC OF CHIE	PD: CONFRENCE	330.00
TST ARCH CITY TAVERN	LIB: Conferences	91.00
PRI MANAGEMENT GROUP	PD: TRAINING	159.00
APPLEBEES 9193	LIB: Conferences	55.93
IAAO ORG	ASSES: Prof membership dues	180.00
MICHIGAN ASSOC OF CHIE	PD: CONFRENCE	330.00
WPY TEAMSIDELINE	PRCS: League Software	149.50
WPY TEAMSIDELINE	PRCS: League Software	149.50
SHELL OIL 57443546205	PD: Gas	50.07
WWW.PEACHJAR.COM	PRCS: Marketing Expense	200.00
ORBITZ 72796295073633	MGR: TLG Conference	182.86
AMZN MKTP US RO8ET1P92	PD: Operating Expense	231.14
AFP IMAGIN INC	IS: GIS Conference	375.00
B&H PHOTO 800-606-6969	CR: Production Gear	630.90
AFP MACEO	CD: Training	20.00
CRYSTAL MTN LODGING	IS: GIS Conference	161.52
AFP MACEO	CD: Training	20.00
AMAZON WEB SERVICES	W&S: Hosting Fee	0.15
ASCE PURCHASING	DPW: Membership	289.00
ESRI	W&S: Software Login	370.68
AMZN MKTP US 7A6SY9CV3	CD: Teleprompter	2,499.00
AFP MACEO	CD: Training	20.00

AMZN MKTP US 0T97S2553		IS: Supplies	8.99
ITS MICHIGAN		MGR: Membership Dues	400.00
HILTON		PD: Conference	269.10
TST PARLAY SPORTING C		LIB: Conferences	96.89
AMAZON.COM 5U37V9463		PD: Operating Expense	19.50
BEAT BY BEAT PRESS		PRCS: Program Expense	595.00
#1179 CLOVER & MERCHAN		LIB: Conferences	28.62
CODETWO		IS: Software Renewal	3,997.33
AMZN MKTP US WL2AU5QS3		PD: SUPPLIES	116.94
AMAZON.COM 6I7589T63		CD: Office Supplies	3.12
SP PLUS CORP PARKING		PD: Operating Expense	130.00
AMZN MKTP US J97KF2G63		PD: SUPPLIES	11.50
ART CRAFT DISPLAY INC		CR: tables	150.00
CONST SW AND SESC PRD		DPW: Certification	95.00
GRIMCO INC		DPW: Signing Supplies	918.47
GRIMCO INC		DPW: Signing Supplies	1,304.00
STAMPMAKER		DPW: Supplies	43.99
EXXON SAFIEDINE HALL R		PD: Gas	66.10
WWW.VOLGISTICS.COM		IS: Man - Volunteer Software	214.00
WWW.RELIANTHIRING.COM		PD: Operating Expense	(375.00)
AMZN MKTP US I70XA3PF3		PD: SUPPLIES	160.91
FREEP.COM		MGR: Newspaper Subscription	14.99
	GRAND TOTAL		**$ 4,399,018.96**

GENERAL FUND	101	695,106.54
MAJOR STREET FUND	202	68,002.67
LOCAL STREET FUND	203	97,830.70
MUNICIPAL STREET FUND	204	172,184.55
PARKS, REC & CULTURAL SVCS FUND	208	76,953.28
DRAIN FUND	211	146,547.66
TREE FUND	213	8,074.07
RUBBISH COLLECTION FUND	226	177,125.00
ECONOMIC DEVELOPMENT FUND	244	7,544.70
FORFEITURE FUND	262	135,159.00
LIBRARY FUND	271	51,904.41
LIBRARY CONTRIBUTION FUND	272	16,808.25
COMMUNITY DVLPMNT BLOCK GRANT FUND	274	6,247.50
STREET LIGHTING 204109 - WEST OAKS ST	281	428.78
STREET LIGHTING 204 81 - WEST LAKE DRIVE	286	263.11
STREET LIGHTING 204108 - TOWN CENTER ST	287	1,747.49
2008 LIBRARY CONSTRUCTION DEBT FUND	371	500.00
CAPITAL IMPROVMENT PRGRM (CIP) FUND	401	84,585.46
PEG CABLE - CAPITAL FUND	463	5,712.93
SENIOR HOUSING FUND	574	199,498.27
WATER AND SEWER FUND	592	2,418,577.35
AGENCY FUND	701	11,590.33
MI HIDTA	725	16,626.91
GRAND TOTAL		**$ 4,399,018.96**