



**CITY OF WALLED LAKE
PLANNING COMMISSION
TUESDAY, AUGUST 11, 2015**

The Meeting was called to order at 7:30 p.m.

ROLL CALL: Malone, Novak, Palmer, Robertson, Whitt, Wolfson

ABSENT:

OTHERS PRESENT: Planning Consultant Haw*, Recording Secretary Rodgers, Finance Director Coogan, Intern Velazquez

REQUESTS FOR AGENDA CHANGES:

APPROVAL OF MINUTES:

PC 08-01-15 APPROVAL OF THE JUNE 9, 2015 PLANNING COMMISSION MEETING MINUTES

Motion by Robertson, seconded by Novak, CARRIED UNANIMOUSLY: To approve the June 9, 2015 Planning Commission Minutes

COMMUNICATION: Novi Planning Commission- Updating Novi 2010 Master Plan

AUDIENCE PARTICIPATION:

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. PUBLIC HEARING

Open Public Hearing 7:35 p.m.

1. Arnold's Single Family Home – Special Land Use

*Planning Consultant Haw, substituting for John Jackson, said the applicant's proposal is for a 4,000 square foot single family home, zoned RM-1 which is multiple family district. She said as a single family structure it does require Special Land Use approval in the RM-1 zoning. She said the zoning ordinance sets forth ten (10) criteria for valuing special land uses and in McKenna's findings for the proposed single family use 5 out of the 10 standards are met. She said the proposed use is consistent with the existing and potential municipal services that can be provided at this site and there should be no negative impact on the public health or safety. She stated the proposal is not in conflict with any vehicular or pedestrian traffic and it will not impact the network in a negative way. She said the proposed layout and building footprint is in compliance with the zoning ordinance requirements and does not see an objection to the surrounding uses. She explained the major sticking point that the proposal is a single family use and it is zoned

multiple family, so the question is this compatible with the surrounding uses and the intent of the zoning ordinance to provide for multiple family and with the intent with the Master Plan which does see this site as a multiple higher density use that will contribute to the downtown core and create a walk able environment. She said it is uncertain will be compatible with the natural environment as proposed and promoting the land at the highest and best use. She said given these criteria Planning Consultant Jackson and herself recommends that the Planning Commission deliberate on the appropriateness of this single family use location and if it is meeting goals of the Master Plan.

Mike Latimer representing Jamie and Michelle Arnold, said he is here tonight to request for Special Land Use for the Arnold's single family home. He said he has worked close with the Arnold's and have kept in mind the location, the site, and how it impacts the surrounding neighbors and the environment. He stated he has worked with McKenna to make this process as smooth as possible. He said he is requesting to build a single family home in the recently adopted Historical Lakefront District. He said the Arnold's have 3 ½ acres in which they intend to build their home and raise their family. He said this home will sit with many other single family homes in the current district. He said in the process he has adjusted the plan as much as possible to meet the recommendations from McKenna Associates. He explained the Arnolds have asked their neighbors opinions and have heard nothing but positive encouragement and with this new construction a spark will be ignited with the surrounding neighborhood and create a new life to the existing neighborhood. He said he has consulted engineers for their feedback on the lot about soil conditions and their recommendation was positive and tonight is asking the Planning Commission to help the Arnold's with the next step in building their home for their family.

Commissioner Palmer asked if the Arnold's plan on maintaining the property in front of their house? He asked if it would be developed with single family houses at a later date and if that is a potential.

Mr. Latimer said that lot 31, which is the northern part of the lot, is currently remain undeveloped for now but can change in the future, possibly for a multi-family use but for now it will be natural in its current state.

Commissioner Palmer asked if lot 5 is just a single access point to the lake?

Chairman Malone asked if the Arnold's plan on building any substantial structure on the lake front lot.

Mr. Latimer said no structure is going to be built, just a dock for now on the lakefront property.

AUDIENCE PARTICIPATION:

Ryan Patterson - 577 E. Walled Lake Drive – said he lives three (3) doors down from the Arnold's and he already has issues with the current condos that are in and would not want to see anymore condos go in. He said people are always docking their boats on his dock and at night everyone walking from Bayside being drunk and yelling. He said he would like to see more families in the area, so his kids can play with them. He said it would help reduce the headaches from surrounding parties.

Close Public Hearing 7:44 p.m.

Discussion:

Commissioner Palmer asked about the retaining wall, it looks like a flat flow coming out of the house off the driveway to the retaining wall and then there is a drop. He said he doesn't see the elevation changes. He asked if the retaining wall is going to be above the ground?

Mr. Latimer said the retaining wall on the East side of the property is intended to slope gradually but at its max height, it is noted on the drawing, it is a five (5) foot maximum height and it will be depicted by the grading. He directed the Planning Commission to look further down on the page of the plans, the Xs also represent where the retaining wall is at grade.

Commissioner Robertson said as far as compatibility with the area versus the multiple family he personally believes most of the other houses in that area are single family housing and can't see why this wouldn't be an asset to the area. He said he is inclined to approve the Special Land Use.

Chairman Malone said he knows the City is trying to promote multi-family but the property sat for ten (10) years with no one interested in it. He said he cannot see a pocket type of development going in on this property.

**PC 08-02-15 MOTION TO APPROVE SPECIAL LAND USE FOR THE
ARNOLD'S SINGLE FAMILY HOME ZONED RM-1**

Motion by Robertson, seconded by Palmer, CARRIED UNANIMOUSLY: To approve special land use for the Arnold's single family home zoned RM-1.

2. Site Plan Application

Arnold's Single Family Home – Site Plan

Planning Consultant Haw said for dimensional standards the applicant provided additional information and they are in compliance except for the lot width which is 200 foot requirement at the front setback, the substandard lot width is considered a legal non-conforming condition. She said the Arnold's have clarified the parcels and their acreage with a table provided. She stated in terms of the building design additional information was provided on the types of material and colors that the applicant is looking at, but it should be noted on the site plan, actual material samples, or stock numbers all to make sure that it is carried out through design. She said the applicant said the building height will not exceed 28 feet but it needs to be shown on the elevation drawings. She explained it should match the zoning ordinance, as the City has a 30 foot maximum height requirement. She said the building grade definition does say "the established grade A variance may need to be sought for the building height." She explained the landscaping plan is required but it has not been addressed, however it can be done administratively. She said the applicant has clarified the parking and access and they will be doing a 12 foot asphalt driveway. She explained the applicant has revised the plot plan to include some utilities and easements. She said all of this will need to be provided on a final and complete site plan to be submitted for administrative review. She said she recommends site plan approval with the condition the building height may require a variance from the ZBA.

Commissioner Robertson asked what the applicant's building height is and he said if it is 28 feet then it complies.

Planning Consultant Haw said the City standard building height is 30 feet.

Commissioner Palmer said the material looks good but is concerned is with the de-watering plan and strongly recommends an onsite inspector, that is continuously there, to make sure the applicant meet these needs. He said the applicant has to have an inspector to see every 8 inches of fill go in and it will give the Arnold's a better chance of having assumption from the borings and the soil stabilization. He said Boss Engineering and the applicant's inspector must review the flexible couplings to keep the de-watering system in place. He said if the applicant pays attention to those details then they will have a successful project. He said the applicant should have inspections onsite. He said there is critical engineering from the ground up.

Brent LaVanway from Boss Engineering said he read the report and said SME did several things and the first was drilled soil borings on the property in various location with the intent of establishing bearing capacity and evaluating soils on the site. He said there are soil limitations and it is clear in the report there are fill-over organics, so there are concerns but it also indicates the potential methods to overcome those limitations. He explained first the removal of the course soils and back fill with suitable clean sand and the second option is to look at timber pilings. He stated he doesn't know if the applicant has picked an option yet. He said it is critical that they follow the recommendation of the soil engineers and keep them on board all the way through the process.

Commissioner Robertson said he believes the site plan can be reviewed administratively.

PC 08-03-15 MOTION TO APPROVE SITE PLAN PLANNING COMMISSION CASE #248 WITH THE FOLLOWING CONDITIONS: 1) THAT THEY FOLLOW THE RECOMMENDATIONS FROM MCKENNA ASSOCIATES 2) FOLLOW THE SME STUDY TO GET THE PROPER PLAN TOGETHER THAT CAN BE ADMINISTRATIVELY REVIEWED AND MEET THE CONCERNS OF THE SOIL BORING AGENCY 3) VERIFY THE BUILDING HEIGHT 4) LIST THE BUILDING MATERIALS ON THE SITE PLAN 5) LANDSCAPING PLAN TO BE REVIEWED ADMINISTRATIVELY

Motion by Palmer, seconded by Novak, CARRIED UNANIMOUSLY: To approve site plan Planning Commission case #248 with the following conditions: 1) that they follow the recommendations from McKenna Associates 2) Follow the SME study to get the proper plan together that can be administratively reviewed and meet the concerns of the soil boring agency 3) Verify the building height 4) List the building materials on the site plan 5) landscaping plan to be reviewed administratively

ADMINISTRATIVE REPORT:

1. Code Enforcement Report June
2. Code Enforcement Report July

DISCUSSION:

COMMISSIONERS COMMENTS:

Commissioner Wolfson said what he thinks is going to happen with the homes on Walled Lake Drive is that they will be torn down and new ones built.


Chairman Malone said the new neighbor connector is on Easy Street in and Novi now owns that property. He said it comes out on the south side of Hickory Woods and cuts straight through.

PC 08-04-15 ADJOURNMENT

Motion by Robertson, seconded by Whitt, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:17 p.m.



Chelsea Rodgers
Recording Secretary



Matt Malone
Chairperson