



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

December 13, 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, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Staff: Barb McBeth, City Planner; Tom Schultz, City Attorney; Lindsay Bell, Senior Planner; Ian Hogg, Planner; Rick Meader, Landscape Architect

APPROVAL OF AGENDA

Motion to approve the December 13, 2023 Planning Commission Agenda. Motion carried 7-0.

PUBLIC HEARINGS

1. **SAKURA EAST PRO JZ23-41 WITH REZONING 18.743**

Public hearing at the request of Sakura Novi LLC for initial submittal and eligibility discussion for a Zoning Map Amendment from Light Industrial (I-1) to Town Center One (TC-1) with a Planned Rezoning Overlay. The subject site is approximately 3.5-acres and is located south of Eleven Mile Road, west of Meadowbrook Road (Section 23). The applicant is proposing to develop a 52-unit multiple-family townhome development.

This agenda item was discussed, but a motion on the item was not required.

MATTERS FOR CONSIDERATION

1. **TOWNPLACE SUITES JSP18-66**

Consideration at the request of Novi Superior Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Final Site Plan and Storm Water Management plan. The applicant is proposing a 5-story hotel with 120 rooms on Unit 3 of Adell Center Development. The proposed site plan proposes associated parking and other site improvements. The subject property is part of a Planned Rezoning Overlay (PRO) development for Adell Center.

In the matter of request of Novi Superior Hospitality, LLC, for the TownePlace Suites JSP18-66, motion to approve the Preliminary Site Plan and Final Site Plan based on and subject to the following:

1. The following items are subject to Planning Commission's approval at the time of Preliminary Site Plan approval, as noted in the PRO agreement:
 - a. Landscape waiver from Section 5.5.3.C.(3) Chart footnote for allowing landscape shrubs in lieu of required perimeter parking lot trees along western property line, due to conflicts with proposed underground storm water detention system, which is granted.
 - b. Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements

and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8. Planning Commission's approval to allow transformer in an alternate location (Rear yard location required, interior side yard location proposed.) due to the location of the electrical room.

- c. The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval; Planning Commission's approval to allow.
2. The following deviations listed below are applicable for this site plan as noted in the approved PRO agreement:
- a. Planning deviation from section 5.12 to allow lack of required frontage on public road for Units 1 through 8. Frontage for such units shall be in the private drive as shown in the PRO Plan, which shall be built to City Standards.
 - b. Planning deviation from section 3.1.25.D to allow reduction of minimum required front parking setback of 20 feet, from the proposed access easement. A minimum of 18 feet shall be permitted.
 - c. Planning deviation from section 3.1.25.D to allow reduction of minimum required interior side parking setback of 20 feet for the following units as shared access is proposed between parking lots:
 - i) Unit 3: minimum 15 feet along west and 5 feet along south
 - d. Planning deviation to allow placement of loading areas in alternate locations instead of required rear yard or interior side yard for double frontage lots, as listed below, provided proposed locations do not conflict with traffic circulation and appropriate screening will be provided at the time of Preliminary site plan review:
 - i) Unit 3: interior side yard (no double frontage)
 - e. The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval.
 - f. Planning deviation from standards of Sec. 5.12 for up to 5% reduction in minimum required parking (to be established by staff after reviewing the calculations provided) for each unit within the development subject to the individual users providing satisfactory justification for Planning Commission's approval of the parking reduction at the time of respective site plan approval.
 - g. Planning deviation to allow proposing the minimum required Open Space for each Unit as Common element spread within the development boundaries as shown in the Open Space Plan, provided the applicant restores the wetland/woodland on the southerly portion of the site pursuant to a plan meeting City ordinance requirements is submitted and approved at the time of Wetland permit/preliminary site plan approval, and provides the pedestrian walkway through the open space as proposed. (A minimum of 153 of total site area designed as permanently landscaped open areas and pedestrian plazas is required per section 3.27.I .F.).
 - h. Planning deviation from Section 5.7.3.K. to allow exceeding the maximum spillover of 1 foot candle along interior side property lines provided the applicant submits a photometric plan that demonstrates that the average to minimum light level ratio is kept to the maximum allowable 4:1.
 - i. Planning deviation to allow exceeding the maximum spillover of 1 foot candle and approvable increase of the average to minimum light level ration from 4:1 within the Adell Drive pavement areas as listed in Section 5.7.3.K. along access easements along Adell Drive, at the time of or Preliminary Site Plan review for the individual units.
 - j. Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8.

- k. Lighting and Photometric plans for all site plans for units within the development shall conform to the light levels indicated in the overall photometric plan and related deviations included in the PRO Agreement.
3. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

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

Motion carried 7-0.

In the matter of request of Novi Superior Hospitality, LLC, for the TownePlace Suites JSP18-66, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because it is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

Motion carried 7-0.

2. **APPROVAL OF THE 2023 PLANNING COMMISSION ANNUAL REPORT**

Motion to approve the 2023 Planning Commission Annual Report. *Motion carried 7-0.*

3. **APPROVAL OF THE NOVEMBER 15, 2023 PLANNING COMMISSION MINUTES**

Motion to approve the November 15, 2023 Planning Commission minutes. *Motion carried 7-0.*

ADJOURNMENT

Motion to adjourn the December 13, 2023 Planning Commission meeting. *Motion carried 7-0.*

Meeting adjourned at 8:25 PM.

*Actual language of the motion sheet subject to review.