



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

July 26, 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, Chair Pehrson, Member Roney, Member Verma

Absent Excused: Member Lynch

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Ben Peacock, Planner

APPROVAL OF AGENDA

Motion to approve the July 26, 2023 Planning Commission Agenda. Motion carried 6-0.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JSP22-19 SAKURA NOVI ARTWORK DEFERRAL

Approval of the request of Sakura Novi, LLC to defer the submittal of artwork for approval. The subject property is located north of Grand River Avenue and east of Town Center Drive. A condition of the PRO Agreement for the project was for the artwork proposed for Building C to be approved by the City with site plan approval for Phase 1. Approval of the Preliminary Site Plan was granted by City Council on August 8, 2022, and administrative approval of the Final Site Plan is expected soon.

In the matter of JSP22-19 Sakura Novi Artwork Deferral, motion to approve the extension of the time allowed for the submittal of the artwork, based on the following conditions:

1. **The applicant shall provide a model, drawings and/or high-quality rendering of the proposed artwork before the first Temporary Certificate of Occupancy will be issued for Sakura Novi, and not later than 12 months from the date of Final Stamping Set approval.**
2. **The artwork will be placed on a Planning Commission agenda for review and approval.**

Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. JSP21-34 AUDI OF NOVI

Consideration of the revised Final Site Plan at the request of Lithia Motors, Inc. The subject property is approximately 3.91 acres and is located at the northwest corner of Ten Mile Road and Haggerty Road in the B-3, General Business Zoning District. The applicant is proposing to repurpose the approximately 19,000 square foot former Jaguar Car Dealership building for Audi of Novi, along with associated parking, vehicle inventory, and site improvements.

In the matter of Audi of Novi, JSP21-34, motion to approve the Revised Final Site Plan based on and subject to the following:

- a. Zoning Board of Appeals Variance from Section 3.10.3.A of the Zoning Ordinance for an overhead door on the south elevation of the building facing a major thoroughfare (Ten Mile Road) as recommended by staff because it is partially an existing condition of the building, but structural modifications are proposed. In addition, the previous variance granted for two overhead doors on the original site plan layout has expired;
- b. Parking Setback Waiver of 8.25 feet (10 feet required, 1.75 feet proposed) along the north property line since the existing setback deficiency is not being expanded (and is technically being reduced), which is hereby granted;
- c. Landscape waiver for the lack of foundation landscaping along the south face of the building due to the significant additional landscaping above the foundation landscaping requirement, which is hereby granted;
- d. Confirmation of Landscape waivers previously granted by the Planning Commission on May 11, 2022 for an earlier site plan, which are again approved for the proposed updated site plan, as recommended by the City's Landscape Architect:
 - i. Lack of greenbelt berm along 10 Mile Road contingent on preservation of existing hedge or replacement of the hedge if it is removed.
 - ii. Lack of street trees along both Haggerty Road and 10 Mile Road
 - iii. Lack of greenbelt trees along Haggerty Road
 - iv. Lack of berm along Haggerty Road contingent on provision of a screening hedge.
 - v. Deficiency in building foundation landscaping at building as applicant will put compensating landscaping on 10 Mile Road side of the parking lot.

Motion carried 6-0.

1. APPROVAL OF THE JULY 12, 2023 PLANNING COMMISSION MINUTES

Motion to approve the July 12, 2023 Planning Commission minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the July 26, 2023 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 7:15 PM.

*Actual language of the motion sheet subject to review.