



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

October 6th, 2021 7:00 PM

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

CALL TO ORDER

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

ROLL CALL

Present: Member Avdoulos, Member Becker, Member Dismondy, Chair Pehrson, Member Roney, Member Verma

Absent: Member Lynch (excused)

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Beth Saarela, City Attorney; Christian Carroll, Planner; Kate Purpura, Plan Review Engineer; Humna Anjum, Plan Review Engineer; Rick Meader, Landscape Architect

APPROVAL OF AGENDA

Motion to approve the October 6, 2021 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. **CATHOLIC CENTRAL CONNECTOR ROAD JSP21-17**

Public hearing at the request of Catholic Central High School for Planning Commission's approval of Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan. The subject property is zoned R-4 One Family Residential, R-1 One Family Residential, and I-1 Light Industrial and is located in Section 18, west of Wixom Road and south of Twelve Mile Road. The applicant is proposing to construct a new driveway to provide a connection from the existing loop road to Twelve Mile Road through the northern area of the property. Utilities, stormwater detention and wetland mitigation are also proposed.

In the matter of the Catholic Central Connector Road, JSP21-17, a motion to postpone decision on the proposed Preliminary Site Plan, Woodland Permit, Wetland Permit, and Stormwater Management Plan. This motion is made to allow the applicant time to address some of the concerns raised by community members and the Planning Commission, as discussed at the meeting. The applicant and staff are in agreement with this action to postpone. Motion carried 6-0.

MATTERS FOR CONSIDERATION

1. ISLAND LAKE NORTH BAY TREE REMOVALS JSP21-23

Consideration at the request of Elliott Milstein, President of Island Lake North Bay Homeowner's Association, for approval of a Revised Landscape Plan. The subject property contains 22.1 acres and is located in Section 18 & 19, east of Napier Road, north of Seaglen Drive. In this revised request, the applicant is proposing to remove 37 landscape trees within open space common area of the Island Lake North Bay Homeowner's Association (Phase 6 of Island Lake) due to tree health, site congestion, and aesthetics.

In the matter of Island Lake North Bay Tree Removals, JSP21-23, motion to approve the Second Revised Landscape Plan subject to:

- a. **The proposed amendment does not constitute a major change to the RUD Agreement as described in Section 3.29.18.A of the Zoning Ordinance, since it meets the standards of the ordinance as a minor change;**
- b. **The removal of twenty-nine (29) landscape trees without replacement because such landscape trees are either not identified on a plan (15) or because the removal of these trees does not compromise the overall planting plan (14);**
- c. **The replacement of eight (8) of the seven (37) landscape trees proposed for removal shall be required, with some allowance for adjustment of positioning to alleviate congestion, because such landscape trees add privacy between the buildings, create a consistent look across the front of the units, provide ecological benefits and shoreline stabilization, and add to the beauty of the site;**
- d. **The maintenance of all remaining landscape and shoreline trees as identified in any previously approved site plans and shoreline plans for the development shall be the responsibility of the association; and**
- e. **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 4-2.*

2. APPROVAL OF THE SEPTEMBER 22, 2021 PLANNING COMMISSION MINUTES

Motion to approve the September 22, 2021 Planning Commission Meeting Minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the October 6, 2021 Planning Commission meeting. *Motion carried 6-0.*

The meeting adjourned at 10:21 PM.

*Actual language of the motion subject to review.