



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI  
Regular Meeting

**April 5, 2023 7:00 PM**

Council Chambers | Novi Civic Center  
45175 W. Ten Mile, 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

Absent Excused: Member Verma

Staff: Barbara McBeth, City Planner, Lindsay Bell, Senior Planner; Beth Saarela, City Attorney; Christian Carroll, Planner; James Hill, Planner

## APPROVAL OF AGENDA

**Motion to approve the April 5, 2023 Planning Commission Agenda. Motion carried 6-0.**

## PUBLIC HEARINGS

### 1. **2023 SITE PLAN AND DEVELOPMENT MANUAL 18.300**

Public hearing for Text Amendment 18.300 to update Section 6.1, Site Plan Review (All Districts), to reference the updated Novi Site Plan and Development Manual, dated 2023. The manual has been updated to reflect current processes and practices, and in particular the new standards for the Planned Rezoning Overlay ordinance adopted in 2021.

**In the matter of 2023 Site Plan and Development Manual Text Amendment 18.300, motion to forward a favorable recommendation to the City Council on the proposed ordinance amendment.**

***Motion carried 6-0.***

### 2. **21111 MEADOWBROOK ROAD WOODLAND PERMIT**

Public hearing at the request of Barima Opong-Owusu for consideration of a Woodland Use Permit at 21111 Meadowbrook Drive. The property is located north of Eight Mile Road and west of Meadowbrook Road in Section 35 of the City. The applicant is requesting the removal of thirty six regulated woodland trees in order to construct a single-family residential structure.

**In the matter of 21111 Meadowbrook Road Woodland Permit, motion to approve Woodland Use Permit, PBR22-0569, for the removal of thirty-six regulated woodland trees within an area mapped as City Regulated Woodland at 21111 Meadowbrook Road 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.**

***Motion carried 6-0.***

### 3. **22585 MONTEBELLO COURT WOODLAND PERMIT**

Public hearing at the request of Mark Sieckman for consideration of a Woodland Use Permit at

22585 Montebello Court. The property is located north of Nine Mile Road and west of Novi Road in Section 27 of the City. The applicant is requesting the removal of four regulated woodland trees in order to increase recreational space in the backyard.

**In the matter of 22585 Montebello Court Woodland Permit, motion to postpone the consideration of Woodland Use Permit, PBR22-0464, for the removal of four regulated woodland trees within an area mapped as City Regulated Woodland at 22585 Montebello Court to a later date because the applicant is not in attendance and cannot provide justification for the proposed removals that complies with the City of Novi Woodland Ordinance.**

*Motion carried 5-1.*

## **MATTERS FOR CONSIDERATION**

### **1. INTRODUCE TEXT AMENDMENT 18.296 – PROPOSED CITY WEST ORDINANCE AND DESIGN GUIDE**

Set public hearing for Text Amendment 18.296 to add a new Section 3.1.30, the CW, City West District, to add a new Section 3.33, City West Required Conditions, to add a new Section 3.34, City West Mixed-Use Development Option, and to add the City West Design Guide, as well as to amend various additional sections of the ordinance in order to create and add requirements for the proposed CW, City West District.

**In the matter of Text Amendment 18-296 – Proposed City West Ordinance and Design Guide, motion to set a public hearing for an upcoming Planning Commission meeting. *Motion carried 6-0.***

### **2. APPROVAL OF THE MARCH 8, 2023 PLANNING COMMISSION MINUTES**

**Motion to approve the March 8, 2023 Planning Commission minutes. *Motion carried 6-0.***

## **ADJOURNMENT**

**Motion to adjourn the April 5, 2023 Planning Commission meeting. *Motion carried 6-0.***

Meeting adjourned at 7:46 PM.

\*Actual language of the motion sheet subject to review.