



# PLANNING COMMISSION

## Action Summary

CITY OF NOVI

Regular Meeting

**April 19, 2017 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 Greco, Member Lynch, Chair Pehrson,  
Member Zuchlewski

**Absent:** Member Anthony (excused), Member Giacobetti (excused)

**Also Present:** Barbara McBeth, City Planner; Beth Saarela, City Attorney; Kirsten Mellem, Planner; Sri Komaragiri; Planner; Rick Meader, Landscape Architect; Darcy Rechtien, Staff Engineer; Doug Necci, Consulting Architect

### APPROVAL OF AGENDA

**Motion to approve the April 19, 2017 Planning Commission Agenda.**  
*Motion carried 5-0.*

### PUBLIC HEARINGS

#### 1. GRIFFIN FUNERAL HOME JSP17-13

Public hearing at the request of Novi Funeral Home, LLC for Special Land Use Permit, Preliminary Site Plan, and Stormwater Management Plan Approval. The subject property is located in section 20, at the southwest corner of Eleven Mile Road and Beck Road and is zoned RA (Residential Acreage). The applicant is proposing to construct a 13,000 sq. ft. building, 98 parking spaces, 23 landbank parking spaces, and associated site improvements for use as a funeral home. A special land use is required for a non-residential use in a residential zoned property.

**Motion to postpone action on this matter to allow time for further discussion between the applicant and staff, given the comments provided by the Planning Commission and the residents at tonight's meeting. *Motion carried 5-0.***

#### 2. TEXT AMENDMENT 18.281 – FAÇADE ORDINANCE

Public Hearing at the request of staff to modify Article 5: Site Standards, Section 5.15: Exterior Building Wall Façade Materials for clarification of intent of the ordinance, updates to the schedule of regulating façade materials, and changes to reduce the number of Section 9 Façade Waiver requests.

**Motion to recommend approval to the City Council of the ordinance amendment as written.**  
*Motion carried 5-0.*

## **MATTERS FOR CONSIDERATION**

### **1. TOWN CENTER BUILDING A.1 JSP 17-24**

Approval at the request of Novi Town Center Investor, LLC for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 14, north of Grand River Avenue and east of Novi Road. The subject property is approximately 47.77 acres and in the TC, Town Center District. The applicant is proposing to update the façade by removing the existing storefront canopy and construct a new façade on the one story retail building.

**In the matter of Town Center Building A.1 JSP 17-24, motion to approve the Preliminary Site Plan and Section 9 Façade Waiver, based on and subject to the following:**

- a. To allow the overage of wood trim material (0% allowed; 2% proposed) and the overage of flat metal panel material (0% minimum; 19% proposed) because the proposed alteration is consistent with the intent and purpose of the Façade Ordinance and the proposed amendment to the façade ordinance would allow up to 10% of the flat metal panels, which is hereby granted; and
- b. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

### **2. APPROVAL OF THE FEBRUARY 22, 2017 PLANNING COMMISSION MINUTES**

Motion to approve the February 22, 2017 Planning Commission Minutes.  
*Motion carried 5-0.*

### **3. APPROVAL OF THE MARCH 8, 2017 PLANNING COMMISSION MINUTES**

Motion to approve the March 8, 2017 Planning Commission Minutes.  
*Motion carried 5-0.*

## **ADJOURNMENT**

The meeting adjourned at 8:05 p.m.

*\*Actual language of the motions subject to review.*