



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

May 23, 2018 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 Anthony, Member Avdoulos, Member Howard, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Greco (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Darcy Rechten, Staff Engineer; Rick Meader, Landscape Architect; Thomas Schultz, City Attorney

APPROVAL OF AGENDA

Motion to approve the May 23, 2018 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. LITTLE BIRDS MONTESSORI GROUP DAY CARE JSP18-24

Public hearing at the request of Little Birds Montessori, LLC for Special Land Use Permit approval for Little Birds Montessori Group Day Care, Site Plan Number 18-24. The subject property is located at 24620 Taft Road in section 22, on the east side of Taft Road north of Ten Mile Road. The applicant is proposing to operate a group day care in their existing residence for not more than 12 children. A group daycare up to 12 kids in a single family residence requires a Special Land Use approval.

In the matter of Little Birds Montessori Group Day Care, JSP 18-24, motion to approve the Special Land Use permit based on the following findings:

a. Relative to other feasible uses of the site:

1. The proposed use will not cause any detrimental impact on existing thoroughfares (*because the applicant has provided reasonable explanation in his narrative as how Traffic circulates in and out the site*);
2. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*because there is no additional impact on capabilities of public services. The applicant has agreed to maintain a seven foot access from Taft Road to main entrance of the building clear of snow at all times*);
3. The proposed use is compatible with the natural features and characteristics of the land (*because there are no existing regulated woodlands or wetlands on subject property*);

4. The proposed use is compatible with adjacent uses of land (*because the applicant has an existing family daycare with less than six kids at this location for over two years*);
5. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
6. The proposed use will promote the use of land in a socially and economically desirable manner;
7. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
8. The information provided by the applicant sufficiently demonstrates how Traffic circulates in and out of the site without the need for any additional site improvements;
9. The additional representations in the "Explanation" document provided to the Planning Commission at the meeting, as well as the representations of the applicants and their attorney in the application and in their presentation and responses to the Planning Commission at the meeting are expressly made conditions to this approval.

This motion is made because the plan is otherwise in compliance with Article 3.1.5, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

2. MERCEDES BENZ OF NOVI JSP 17-78

Public hearing at the request of Mercedes Benz of Novi for Special Land Use, Preliminary Site Plan, and Storm Water Management plan approval. The subject property is 4.7 acres and is located in Section 24, on the west side of Haggerty Road and north of Grand River Avenue. The property is zoned B-3 General Business. The applicant is proposing to expand the parking lot to accommodate additional vehicle inventory parking for the existing vehicle dealership.

In the matter of Mercedes Benz JSP17-78, motion to approve the Special Land Use Permit based on the following findings relative to other feasible uses of the site:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (*since the dealership building is existing and the proposed use is not expected to generate traffic greater than previous*);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*the expansion in parking area will not add significant impact on public services or facilities*);
- c. The proposed use is compatible with the natural features and characteristics of the land (*the proposed parking expansion will not impact natural features or other characteristics of the existing site*);
- d. The proposed use is compatible with adjacent uses of land (*the use is existing and the surrounding uses are compatible with the current use*);
- e. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use (*fulfills the stated objective to retain and support the growth of existing businesses and attract new businesses to the City of Novi*);
- f. The proposed use will promote the use of land in a socially and economically desirable manner (*the expansion of the existing inventory parking will benefit the existing business and its customers*);
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in

harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; and

- h. Approval of the waiver of the required Noise Impact Statement since no additional noise impacts are anticipated with the increase in parked cars.

This motion is made because the plan is otherwise in compliance with Article 3.1.5, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Mercedes Benz JSP17-78, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.B.ii for a Right of Way berm due to the greenbelt width, which is hereby granted. Landscape shrubs will be planted to provide alternate screening to be maintained at three feet;
- b. Landscape waiver from Section 5.5.3.B.ii.f for absence of greenbelt trees along Grand River because of conflicts with existing utilities, which is hereby granted;
- c. Landscape waiver from Section 5.5.3.B.ii.f for absence of street trees along Grand River and Haggerty because of conflicts with existing utilities, which is hereby granted;
- d. Landscape waiver from Section 5.5.3.B.ii.f for absence of sub-canopy greenbelt trees because canopy trees are used in their place, which is hereby granted;
- e. Waiver from Section 5.3.12 for absence of an
- f. end island at the end of the northern central parking bay with the reasoning that this area is gated from public traffic, which is hereby granted;
- g. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the 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 6-0.*

In the matter of Mercedes Benz JSP17-78, 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 the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

3. WOODBRIIDGE PARK JSP 17-67

Public hearing at the request of Pulte Homes of Michigan, LLC for Preliminary Site Plan, Wetland Permit, Woodland Permit, and Storm water Management plan approval. The subject property is currently zoned RM-1 (Low-rise Multiple Family Residential). The subject property is approximately 9.23 acres and is located at the northeast corner of Novi Road and Nine Mile Road (Section 26). The applicant is proposing a 40-unit multi-family for-sale residential development with frontage and access to Nine Mile Road.

In the matter of Woodbridge Park JSP 17-67, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Sec. 5.5.5.A for not meeting the minimum requirements for length for the proposed berm along the eastern boundary to avoid conflicts with the existing fire access drive and also because the adjacent use is currently a legal non-conforming commercial use (sit-down restaurant) and not industrial. The

- proposed landscaping will provide significant visual screening from the existing building, which is hereby granted;
- b. Landscape waiver from Sec. 5.5.5.A for not meeting the minimum requirements for height (6ft. to 8 ft. required due to the existing commercial use), which is hereby granted. The provided berm is approximately 3 feet above the residential building's Finished Floor Elevation and 6 feet above the neighboring property's elevation;
 - c. The applicant shall revise the landscape plans indicating the proposed berm, landscape screening and easements as shown in the exhibit shared via e-mail dated May 14, 2018;
 - d. Landscape waiver from Sec. 5.5.3.B.ii and iii for lack of berms along sections of Novi Road and Nine Mile Road in order to preserve the existing vegetation and topography, which is hereby granted;
 - e. Landscape waiver from Sec. 5.5.3.B.ii and iii for lack of greenbelt trees (deciduous canopy/large evergreen trees and sub canopy trees) along sections of Novi Road and Nine Mile Road in order to preserve the existing vegetation and topography, which is hereby granted;
 - f. Landscape waiver from Sec. 5.5.3.F.ii.b.(1) to allow additional sub-canopy trees in lieu of deciduous canopy or large evergreen trees provided the applicant limits the percentage of proposed sub-canopy trees within 25 percent of total required canopy trees, as it will provide additional visual and species diversity to the site, which is hereby granted;
 - g. Landscape waiver from Sec. 5.5.3.F.ii.b.(2) to allow placement of street trees between the sidewalk and the building as opposed to between the sidewalk and curb in areas where there are conflicts with proposed utility layout, which is hereby granted;
 - h. Planning Commission waivers (staff supported) for variance from Design and Construction Standards Section 11-216(d) for 141 feet provided between same-side commercial driveways where 150 feet is required, which is hereby granted;
 - i. Planning Commission waivers (staff supported) for variance from Design and Construction Standards Section 11-216(d) for 188 feet provided between opposite side commercial driveways where 200 feet is required, which is hereby granted;
 - j. City Council approval of vacation of existing landscape berm easement on the property; In the event the adjacent property is redeveloped as an industrial use, the owner or developer of the adjacent property shall provide the required berm along the property line;
 - k. City Council variance from Subdivision Ordinance, Appendix C, Section 4.04 for lack of secondary connection at interval exceeding one thousand three hundred (1,300) feet;
 - l. City Council variance for reduction of minimum required Taper depth. (7.5 feet provided, a minimum of 10 feet is required);
 - m. A Zoning Board of Appeals variance from Section 3.1.7.D to allow reduction of side setback (75 ft. required, 27 ft. provided);
 - n. A Zoning Board of Appeals variance from Section 3.1.7.D to allow reduction of exterior side setback (75 ft. required, 37 ft. provided);
 - o. A Zoning Board of Appeals variance from Section 3.1.7.D to allow reduction of rear setback (75 ft. required, 40 ft. provided);
 - p. A Zoning Board of Appeals variance from Section 3.8.2.D for not meeting minimum building orientation requirements (45 degrees required, 0 degrees provided);
 - q. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the 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 5-0 (Avdoulos).*

In the matter of Woodbridge Park JSP 17-67, motion to approve the Wetland Permit 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 the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0 (Avdoulos).*

In the matter of Woodbridge Park JSP 17-67, motion to approve the Woodland Permit 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 the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0 (Avdoulos).*

In the matter of Woodbridge Park JSP 17-67, 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 the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0 (Avdoulos).*

MATTERS FOR CONSIDERATION

1. MAIN STREET VILLAGE CLUBHOUSE ADDITION JSP 17-03

Consideration at the request of Singh Main Street Village I, LLC, for approval of Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 23 south of Grand River Avenue on Main Street and is zoned TC-1, Town Center-1. The applicant is proposing an addition of 994 square feet to the existing clubhouse on site to allow for a new gym. A new dog park is also proposed. Pool renovations include addition of gazebo structures and cabana area within the rear compound of the clubhouse.

In the matter of Main Street Village Clubhouse Addition JSP 17-03, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.D for providing the required building foundation landscape away from the base of the building addition as the proposed alternate locations will provide greater visible benefit to users and visitors of the site, which is hereby granted;
- b. Section 9 Façade waiver for underage of Brick (30% minimum required, 24% provided) and overage of Trim (15% maximum for Gazebos, 44% provided and 25% maximum for Pergolas, 100% provided) for the pool-side amenities as these structures are located within the interior courtyard and will not be significantly visible for public walks and roads, which is hereby granted;
- c. Applicant shall include bike parking on the final stamping sets;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters, the conditions and items listed in those letters, and with these items being addressed on the Revised 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 6-0.*

In the matter of Main Street Village Clubhouse Addition JSP 17-03, 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 Revised Final Site Plan. This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

2. APPROVAL OF THE MAY 9, 2018 PLANNING COMMISSION MINUTES

Motion to approve the May 9, 2018 Planning Commission Meeting Minutes. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 8:21 PM.

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