



## PLANNING COMMISSION

### ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**September 16<sup>th</sup>, 2020 7:00 PM**

Remote Meeting

45175 W. Ten Mile (248) 347-0475

In accordance with Executive Order 2020-154, this meeting was held remotely.

#### CALL TO ORDER

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

#### ROLL CALL

Present: Member Avdoulos, Member Dismondy, Member Gronachan, Chair Pehrson

Absent: Member Ferrell, Member Maday, Member Lynch

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Madeleine Kopko, Planning Assistant; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Victor Boron, Staff Engineer; Thomas Schultz, City Attorney; Pete Hill, City Environmental Consultant; Doug Necci, Façade Consultant

#### APPROVAL OF AGENDA

**Motion to approve the September 16, 2020 Planning Commission Agenda. Motion carried 4-0.**

#### CONSENT AGENDA - REMOVALS AND APPROVALS

##### **1. SRI VENKATESWARA TEMPLE AND CULTURAL CENTER, JSP18-32**

Approval of the request of Sri Venkateswara Temple and Cultural Center for a one-year Preliminary Site Plan extension. The subject property is located at 26233 Taft Road, on the west side of Taft Road, south of Grand River Avenue in Section 16 of the City. The site plan proposes phase 2 of the project: a 24,136 square foot, 2-story Cultural Center on the eastern portion of the site.

**Motion to approve the request for JSP18-32 Sri Venkateswara Temple and Cultural Center for a one-year extension for the Preliminary Site Plan. Motion carried 4-0.**

#### PUBLIC HEARINGS

##### **1. LIVING & LEARNING ENRICHMENT CENTER JSP 19-08**

Public hearing at the request of Living & Learning Enrichment Center for Special Land Use, Preliminary Site Plan and Storm Water Management plan approval. The subject property contains 14.79 acres and is located in Section 35, on the south and west side of Eight Mile Road, north of Griswold. The site is known as the former Massey Estate. The applicant is

proposing to repurpose the existing buildings and grounds for use by the non-profit organization, which serves teenagers and young adults with autism and related challenges.

**In the matter of Living & Learning Enrichment Center JSP19-08, motion to approve the Special Land Use permit based on the following findings:**

**a. Relative to other feasible uses of the site:**

- i. **The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. *Although there may be additional traffic relative to the single-family residential use, the proposed use is not anticipated to generate large volumes of traffic. The site plan shows additional parking areas are to be constructed to accommodate parking needs, and driveways are being widened to meet circulation standards.***
- ii. **The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area, *because the Center will continue to use on-site well and septic systems. There is adequate space on-site to manage the small amount of additional impervious surface created by additional pavement for the driveways and parking.***
- iii. **The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats *because the applicant is not proposing to remove any regulated trees or impact wetland areas. The natural features and characteristics of the land will be maintained largely in its current condition, whereas redevelopment of the property would remove the existing natural character.***
- iv. **The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, *because the proposed use will appear much the same as it does today while enriching the community.***
- v. **The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use, *because it complies with the goal that recommends supporting growth of existing businesses.***
- vi. **The proposed use will promote the use of land in a socially and economically desirable manner, *because the LLEC is a successful local non-profit that will be able to expand its service offerings and help an even greater number of clients. Further, repurposing the historic estate will allow many more people to enjoy the beautiful property.***
- vii. **The proposed use was previously determined by the Planning Commission and City Council to be eligible for Special Land Use approval in the RA Residential Acreage District. Certain variances will be required in order to accommodate the non-residential parking requirements while maintaining the existing character and layout of the property.**

**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 4-0.***

**In the matter of Living & Learning Enrichment Center JSP19-08 motion to approve the Preliminary Site Plan based on and subject to the following:**

- a. Planning waiver from Section 5.16.5.C & D to allow the driveway to serve as the access to the bicycle parking (*as there is not an existing sidewalk to connect to*) and for the bicycle parking to not be separated from the drive aisle by a raised curb, *which is hereby granted*;
- b. Landscape waiver from Section 5.5.3.B.ii for lack of 4 foot greenbelt berm, *as the existing tree and vegetation will be maintained, which is hereby granted*;
- c. Landscape waiver from Section 5.5.3.B.iii for deficiency in subcanopy trees provided in greenbelt, *due to the abundance of existing large trees and other vegetation, which is hereby granted*;
- d. Landscape waiver from Section 5.5.3.C. for lack of parking lot curbs, *as the applicant will provide bumper blocks to prevent cars from leaving the parking area, which is hereby granted*;
- e. Landscape waiver from Section 5.5.3.C. for deficiency in trees along interior access way from the north to south, *as it will maintain the character of the site, which is hereby granted*;
- f. This approval is subject to Zoning Board of Appeals approval for the following dimensional variances from the Zoning Ordinance:
  - i. From Section 3.6.2.B, a variance to allow the front yard parking setback to be less than the 75 feet required, 16 feet proposed, *as the area is screened, and due to site topography and existing site layout, there is not a location better suited to accommodate the required parking.*
  - ii. From section 4.19.1 for exceeding the 1,500 square foot area of accessory buildings, *as the former estate property has many existing accessory structures and only a small alpaca shed (196 sf) is proposed to be added.*
  - iii. From section 4.19.1 for exceeding the number of accessory buildings permitted, *as the former estate property has six existing accessory structures and the small alpaca shed is needed to house a component of center's enrichment program.*
- g. This approval is also subject to City Council approval for the following Variances:
  - i. Absence of sidewalks along Griswold and Eight Mile as shown in the Non-Motorized Plan, with a waiver of the requirement to contribute into the City's Sidewalk Fund;
  - ii. Width of the western driveway on Baseline Road to remain as existing (16 feet), as this will be an employee only parking area;
  - iii. Use of gravel in the parking area rather than the required pavement; and
  - iv. Lack of curbs in parking areas (with bumper blocks to be used instead), end islands and drive aisles.
- h. 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 4-0.*

In the matter of Living & Learning Enrichment Center JSP19-08, 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 4-0.*

**2. TEXT AMENDMENT 18.294 – FACILITIES FOR HUMAN CARE**

Public Hearing for Text Amendment 18.294, at the request of Bowers and Associates Inc., to amend the City of Novi Zoning Ordinance at the following location: Article 4.0, "Use Standards," Section 4.64, "Facilities for Human Care," in order to reduce the minimum lot size requirement from five acres to four and half acres.

**In the matter of Text Amendment 18.294 motion to postpone making a recommendation until a resolution is reached regarding outstanding property boundary issues. Motion carried 4-0.**

**3. 25556 DANYAS WAY, PBR20-0326, WOODLAND USE PERMIT REQUEST**

Public hearing at the request of Compo Builders Inc. for consideration of a request for a Woodland Use Permit at 25556 Danyas Way. This property is also known as Parcel D, Heritage Woods Condominiums, which is located south of Eleven Mile Road, east of Taft Road in Section 22 of the City. The applicant is proposing to remove nineteen (19) regulated woodland trees in order to construct a single-family residential structure.

**In the matter of 25556 Danyas Way, PBR20-0326, motion to approve the Woodland Use Permit subject to payment for the 27 required tree credits to be placed into the City's Tree Fund. Motion carried 4-0.**

**MATTERS FOR CONSIDERATION**

**1. 21211 HAGGERTY ROAD FACADE JSP 20-22**

Consideration of the request of Joe Manuel for a Section 9 Façade Waiver. The subject property is located in Section 36, at the southwest corner of Haggerty Road and Orchard Hill Place. The subject property is approximately 1.36 acres located within the OSC, Office Service Commercial District. The applicant has painted the existing fascia of the building prior to seeking approval.

**In the matter of 21211 Haggerty Road Façade, JSP20-22, motion to postpone making a recommendation so the applicant can continue to work with City Staff and Consultants on the façade change. Motion carried 4-0.**

**2. PLANNING COMMISSION MEETING CALENDAR FOR 2021**

**Motion to approve the presented Planning Commission public meeting schedule for 2021. Motion carried 4-0.**

**3. APPROVAL OF THE AUGUST 12, 2020 PLANNING COMMISSION MINUTES.**

**Motion to approve the August 12, 2020 Planning Commission Meeting minutes. Motion carried 4-0.**

**ADJOURNMENT**

The meeting was adjourned at 8:18 PM.

\*Actual language of the motion subject to review.