



PLANNING COMMISSION MINUTES

Draft

CITY OF NOVI

Regular Meeting

March 28, 2012 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 or about 7:00 PM.

ROLL CALL

Present: Member Anthony, Member Greco, Member Lynch, Chair Pehrson, Member Prince (arrived at 7:03 PM)

Absent: Member Baratta (excused); Member Gutman (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Brian Coburn, Engineer; Adam Wayne, Engineer; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Tom Schultz, City Attorney

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Greco.

AUDIENCE PARTICIPATION

No one from the audience wished to speak.

CORRESPONDENCE

There was no Correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

Deputy Director McBeth reported that next week's planning commission meeting will be cancelled. The Master Plan and Zoning Committee will get together next week to discuss the study near the area of 10 Mile Road and Meadowbrook Road. At their most recent meeting, the City Council tabled the proposed PRO at 10 Mile Road and Beck Road for possible modifications to the concept plan.

CONSENT AGENDA - REMOVALS AND APPROVAL

There were no Consent Agenda items.

PUBLIC HEARINGS

MATTERS FOR CONSIDERATION

1. PAVILION SHORE PARK SP12-14

Consideration of the request of the City of Novi for Preliminary Site Plan approval. The subject property is located in Section 2, north of Thirteen Mile Road and east of South Lake Drive, in the R-4, One Family Residential District. The subject property is approximately 8.5 acres and the applicant is proposing park improvements including walking paths, landscaping and a shoreline boardwalk.

Planner Kapelanski stated that the City is proposing park improvements to the vacant land on the South Shore of Walled Lake, North of Thirteen Mile Road between East Lake Road and South Lake Drive. The property is master planned for a public park and zoned R-4, One Family Residential which does permit public parks. There are no regulated natural features shown on the property. The City is planning on

installing walking paths throughout the area. Landscaping and a shoreline boardwalk as well as other pedestrian amenities are also proposed along with up to thirty parking spaces. The planning, engineering, and landscape review letters all recommend approval with items to be addressed on the final site plan submittal. The traffic review letter recommends approval but also includes a number of suggested design modifications including a raised crosswalk across East Lake Road, on street parking and modifications to the parking lot on East Lake Road. The City has agreed to the majority of these modifications.

Engineering Manager Coburn stated that the concept was developed using a consultant, Hamilton Anderson, and was presented at two Parks, Recreation, and Cultural Services Commission meetings and at the City Council meeting on January, 23rd. At that meeting the City Council approved the concept and recommended the City proceed with construction on Phases I and II of the concept plan.

Member Greco asked if there were any other phases or improvements intended beyond what was shown in the concept plan.

Engineering Manager Coburn answered there are later phases that will be constructed at another time. Phase III includes a picnic plaza near the lake and additional parking. In Phases IV and V, a play area, water features and additional amenities will be added to the entry plaza.

Motion made by Member Greco, seconded by Member Lynch:

ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

- In the matter of Pavilion Shore Park, SP12-14, motion to approve the Preliminary Site Plan subject to:**
- a) Compliance with all the conditions and requirements listed in the staff and consultant review letters as agreed to in the applicant's response letter; and**
 - b) Landscape waiver for the berm required along the East Lake Road parking lot frontage.**
- This motion is made because the plan is otherwise in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.***

Motion made by Member Greco, seconded by Member Lynch:

ROLL CALL VOTE ON THE STORMWATER MANAGEMENT PLAN APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of Pavilion Shore Park, SP12-14, motion to approve the stormwater management plan subject to compliance with all the conditions and requirements listed in the staff and consultant review letters. 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.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no Consent Agenda Removals.

MATTERS FOR DISCUSSION

There were no Matters of Discussion.

SUPPLEMENTAL ISSUES

There were no Supplemental Issues.

AUDIENCE PARTICIPATION

No one from the audience wished to speak.

ADJOURNMENT

Moved by Member Lynch, seconded by Member Greco:

VOICE VOTE ON MOTION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRECO:

Motion to adjourn the March 28, 2012 Planning Commission meeting. *Motion carried 5-0.*

The meeting adjourned at 7:10 PM.

Transcribed by Juanita Freeman

May, 2012

Date Approved:

Richelle Leskun, Planning Assistant