



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**February 26, 2020 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 Ferrell, Member Gronachan, Chair Pehrson

Absent: Member Anthony, Member Lynch, Member Maday

Also Present: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Sri Komaragiri, Senior Planner; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Thomas Schultz, City Attorney; Pete Hill, Environmental Consultant

## APPROVAL OF AGENDA

**Motion to approve the February 26, 2020 Planning Commission Agenda. *Motion carried 4-0.***

## CONSENT AGENDA - REMOVALS AND APPROVALS

### 1. EBERSPAECHER WAREHOUSE INFILL, JSP 17-69

Approval of the request of Eberspaecher North America for a one-year Preliminary Site Plan extension. The subject property is located in Section 12, on the west side of Haggerty Road, south of Thirteen Mile Road in the OST, Planned Office Service and Technology District. The subject property currently has a 63,957 square foot building with a courtyard, and the applicant proposes to add 7,702 square feet to fill the courtyard gap.

**Motion to approve the request for JSP17-69 Eberspaecher Warehouse Infill for a one-year extension of the Preliminary Site Plan. *Motion Carried 4-0.***

## PUBLIC HEARINGS

### 1. 2020-2026 CAPITAL IMPROVEMENT PROGRAM

**Motion to adopt the 2020-2026 Capital Improvement Program as presented. *Motion carried 4-0.***

**2. CATHOLIC CENTRAL FRONTAGE IMPROVEMENTS JSP 19-48**

Public hearing at the request of Catholic Central High School for Planning Commission's approval of Preliminary Site Plan, Wetland Permit, Woodland Permit and Storm Water Management Plan. The subject property is currently zoned R-1 One Family Residential, B-1 Local Business, and I-1, Light Industrial and is located in Section 18, west of Wixom Road and south of Grand River Avenue. The applicant is proposing to enhance the property's Wixom Road frontage, including the two entrances of the property.

**In the matter of Catholic Central Frontage Improvements, JSP 19-48, motion to approve the Preliminary Site Plan based on and subject to the following:**

- a. **The applicant shall redesign the southern entrance at the time of Final Site Plan to show and observe the requirements of Section 5.9 for a 25 foot Corner Clearance;**
- b. **A variance from the Engineering Design Manual, to be approved administratively by the City Engineer, for the meandering sidewalk design;**
- c. **Planning Commission waiver from Section 5.5.3.B for proposed berm slopes of 1:2, which is steeper than the maximum 1:3 slope, because the applicant proposes no-mow seed on the berms so the steep slopes will not impact maintenance operations, which is hereby granted;**
- d. **Planning Commission waiver from Section 5.5.3.B to use narrow evergreen trees in place of the required sub-canopy trees, because the substitution creates consistency with the overall design theme of the project, which is hereby granted;**
- e. **Planning Commission waiver for the use of 9 trees that do not meet the Ordinance definition of a canopy tree due to their mature width, which is hereby granted;**
- f. **Planning Commission waiver for the location of the street trees west of the sidewalk, rather than between the sidewalk and street as required by the Ordinance, which is hereby granted; and**
- g. **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 Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried 3-1. (Ferrell)**

**In the matter of Catholic Central Frontage Improvements, JSP 19-48, 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 4-0.**

**In the matter of Catholic Central Frontage Improvements, JSP 19-48, 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 4-0.*

In the matter of Catholic Central Frontage Improvements, JSP 19-48, motion to approve the Storm Water 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 it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.  
*Motion carried 4-0.*

3. **TEXT AMENDMENT 18.292 – INSTRUCTIONAL CENTERS IN OS-1**

Public hearing for Planning Commission's recommendation to the City Council for Text Amendment 18.292 to update the Zoning Ordinance to allow 'instructional centers' as an allowable use in the OS-1, Office Service District throughout the City of Novi subject to conditions and related changes.

Motion to make a favorable recommendation to the City Council of the proposed text amendment, as presented. *Motion carried 4-0.*

**MATTERS FOR CONSIDERATION**

1. **APPROVAL OF THE FEBRUARY 12, 2020 PLANNING COMMISSION MINUTES.**

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

**ADJOURNMENT**

The meeting adjourned at 8:25 PM.

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