



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

JUNE 10, 2015 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 Giacobetti, Member Greco, Chair Pehrson,

Absent: Member Baratta (excused), Member Lynch (excused), Member Zuchlewski, (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri; Planner; Rick Meader, Landscape Architect; Jeremy Miller; Engineer, Gary Dove, City Attorney

APPROVAL OF AGENDA

Motion to approve the June 10, 2015 Planning Commission agenda. Motion carried 4-0.

CONSENT AGENDA - REMOVALS AND APPROVAL

1. **BRIGHTMOOR CHRISTIAN CHURCH: BUILDING AND PARKING LOT EXPANSION JSP15-07**

Consideration at the request of Brightmoor Christian Church for Revised Preliminary Site Plan and a Section 9 façade waiver approval. The subject property is located on the north side of Thirteen Mile, west of M-5 in Section 1. The 40-acre Church property at 40800 Thirteen Mile Road is zoned RA, Residential Acreage. The applicant is proposing to make revisions to the approved Preliminary Site Plan with regards to proposed elevations. The revisions require a Section 9 Façade waiver.

In the matter of Brightmoor Christian Church JSP 15-07, that received Preliminary Site Plan approval on March 25 2015, motion to also grant a Section 9 Façade waiver, with this motion based on and subject to the following:

- a. To allow the overage of flat metal panels on the north façade because of the fact that the north façade is not directly visible from a major thoroughfare and is of a less visual significance and therefore do not represent a violation of the Façade Ordinance.
- 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 4-0

PUBLIC HEARING

1. **REGENCY LOT # 7, SITE PLAN NUMBER JSP 15-31**

Public hearing at the request of Regency Vacant Land for the approval of the Preliminary Site Plan, Woodlands Permit and Stormwater Management Plan. The subject property is located on

Regency Drive, in Section 24, north of Grand River Avenue and west side of Haggerty Road in the I-1 Light Industrial District. The subject property is approximately 3.3 acres and the applicant is proposing to construct a single story speculative industrial building with associated parking and site improvements in Lot # 7 in Regency Center.

In the matter of Regency Lot # 7 JSP 15-31, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Provide the minimum required bicycle parking spaces on the Final Site Plan or seek a Zoning Board of Appeals variance from Section 5.4.1 of City Zoning Ordinance;
- b. Landscape waiver to permit the reduction of the minimum required Perimeter Parking Lot trees (25 required, 12 provided) as listed in Section 5.5.3.C.iii due to limited space available for planting and because the woodland replacement trees are very close to the edge of parking lot, which is hereby granted;
- c. Same-side driveway spacing waiver to permit the reduction of the minimum distance required from near approach curb on the same side of the street for 25 mph roadway as listed in Section 11.216.d of City Code of Ordinances. (105 ft. required, 90 ft. provided) to allow for safer pedestrian access, which is hereby granted;
- d. 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 4-0

In the matter of Regency Lot # 7 JSP 15-31, 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 Regency Lot # 7 JSP 15-31, 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 it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 4-0

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE MAY 13, 2015 PLANNING COMMISSION MINUTES

Motion to approve the May 13, 2015 Planning Commission minutes. Motion carried 4-0.

ADJOURNMENT

The meeting was adjourned at 7:12 PM.

Please note: Actual Language of motions subject to review.