



# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI  
Regular Meeting

**April 19, 2023 7:00 PM**

Council Chambers | Novi Civic Center  
45175 W. Ten Mile, Novi, MI 48375 (248) 347-0475

## CALL TO ORDER

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

## ROLL CALL

Present: Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney

Absent Excused: Member Verma

Staff: Barbara McBeth, City Planner; Thomas Schultz, City Attorney; Christian Carroll, Planner; James Hill, Planner; Rick Meader, Landscape Architect

## APPROVAL OF AGENDA

**Motion to approve the April 19, 2023 Planning Commission Agenda. Motion carried 6-0.**

## CONSENT AGENDA – REMOVALS AND APPROVALS

### 1. JSP20-17 NOVI PROFESSIONAL VILLAGE BUILDINGS D&E

Approval of the request of Andrew Marougy for the first one-year extension of the Preliminary Site Plan approval. The subject property is located in Section 27, south of Ten Mile Road and west of Novi Road, in the Office Service (OS-1) and One-Family Residential (R-4) zoning district. The applicant is proposing to construct two 6,175 square foot professional office buildings, directly behind the three existing buildings on the property that were constructed in 1991. Approval of the Preliminary Site Plan was granted on May 12, 2021.

**In the matter of JSP20-17 Novi Professional Village Buildings D&E, motion to approve a one-year extension of the Preliminary Site Plan approval.**

***Motion carried 6-0.***

### 2. JSP18-76 SCENIC PINES

Approval of the request of Singh Development LLC for a one-year extension of the Final Site Plan (2nd request). The subject property is located south of South Lake Drive and east of West Park Drive in the R-4, One-Family Residential Zoning District and Section 3 of the city. The site plan proposes a 25-unit residential site condominium utilizing the One-Family Cluster Option. Final Site Plan approval was granted May 20, 2020, and the first one-year extension was granted April 27, 2022.

**In the matter of JSP18-76 Scenic Pines, motion to approve a one-year extension of the Final Site Plan.**

***Motion carried 6-0.***

## PUBLIC HEARINGS

1. **AMENDMENT TO 2016 MASTER PLAN FOR LAND USE**

Public hearing for Planning Commission's adoption of the amendment to the 2016 Master Plan for Land Use, including the changes to the Future Land Use Map and Residential Density Map, in order to fulfill the requirements of the Michigan Planning Enabling Act and reclassify land as part of the land swap between the City and Novi Community School District.

**In the matter of an Amendment to the 2016 Master Plan for Land Use, motion to approve the Amendment to the to the 2016 Master Plan for Land Use as detailed in the Suggested Resolution (as attached to the packet).**

**This motion is made for the reasons stated in the Planning Report, as well as the following:**

1. **The Home Rule Cities Act states that a City may not sell land that is a park except where the park is not required under an officially Master Plan of the City (MCL117.5(e)). Since the City land that is being exchanged is designated as "Public Park" on the Future Land Use Map, adopting the amendment is appropriate to ensure that the Home Rule City Act is complied with (even though the City land is note technically not being "sold").**
2. **The identified properties designated as "Public Park" on the City's Future Land Use Map are not used in a significant way as parkland available to the City's residents but are instead being leased for use by the Novi Community School District and are no longer deemed necessary as "Public Parks."**
3. **If the Amendment is adopted, the land that will be reclassified as "Public Park" on the Future Land Use Map encompasses approximately 75.61 acres, which is 6.11 acres more than the area that is proposed to be removed from the map.**
4. **The land swap was designed to satisfy both the Novi Community School District and the City of Novi in meeting the overall needs of those entities and the community members they serve.**
5. **All land designated for residential purposes generally has a maximum density provided on the Residential Density Map in the event that the property may someday be developed for residential purposes.**

***Motion carried 6-0.***

**MATTERS FOR CONSIDERATION**

1. **22585 MONTEBELLO COURT WOODLAND PERMIT**

Consideration at the request of Mark Sieckman for a Woodland Use Permit at 22585 Montebello Court. The property is located north of Nine Mile Road and west of Novi Road in Section 27 of the City. The applicant is requesting the removal of four regulated woodland trees in order to increase recreational space in the backyard. The public hearing was held April 5, 2023 but the decision was postponed.

**In the matter of Woodland Use Permit, PBR22-0464, motion to approve the removal of four regulated woodland trees within an area mapped as City Regulated Woodland at 22585 Montebello Court for additional recreational space in the backyard. The approval is subject to on-site tree replacements of all five required woodland replacement credits. If necessary, any outstanding credits may be paid into the City's Tree Fund. In addition, any other conditions as listed in the Woodland Consultant's review letter shall be addressed.**

***Motion carried 6-0.***

2. **JSP22-54 29580 HUDSON DRIVE**

Consideration of 29580 Hudson Drive for Preliminary Site Plan approval. The subject property contains 1.09 acres and is located in Section 4 of the City (Unit 5 of Beck North). The applicant is proposing to construct an 8,400 square foot, two story warehouse and showroom for kitchenware and restaurant equipment. The site contains a significant presence of easements along the frontage of Hudson Drive.

In the matter of 29580 Hudson Drive, JSP22-54, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The Planning Commission finds the following conditions of Section 3.14.3 are met:
  - i. The scale, size, building design, facade materials, landscaping and activity of the use is such that current and future adjacent residential uses will be protected from any adverse impacts;
  - ii. The intended truck delivery service can be effectively handled without long term truck parking on site;
  - iii. The lighting, noise, vibration, odor and other possible impacts are in compliance with standards and intent of Article 5 and the performance standards of Section 5.14;
  - iv. The storage and/or use of any volatile, flammable or other materials shall be fully identified in application and shall comply with any city ordinances regarding toxic or hazardous materials.
  - v. Compliance with the City's hazardous materials checklist is required;
- b. Zoning Board of Appeals Variance from Section 5.4.3 of the Zoning Ordinance for the placement of two truck docks in the exterior side yard as recommended by staff because *the proposed truck docks are proposed to be properly screened and minimize impact to on-site traffic flow to the extent possible*;
- c. Landscape waiver for deficiency of one perimeter tree provided along the south access drive as recommended by staff *due to utility conflicts*, which is hereby granted;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those 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.***

**3. INTRODUCTION TO TEXT AMENDMENT – RESIDENTIAL TEXT AMENDMENT**

Set public hearing for Text Amendment 18.302 to update Sections 3.1.1 through 3.1.5, RA Residential Acreage and R-1 through R-4 One-Family Residential Districts, and to Section 4.3, Schools, to update the standards for public schools, and other minor modifications.

**In the matter of Text Amendment 18.302, motion to set a public hearing for an upcoming meeting.**

***Motion carried 6-0***

**4. APPROVAL OF THE APRIL 5, 2023 PLANNING COMMISSION MINUTES**

**Motion to approve the April 5, 2023 Planning Commission minutes. *Motion carried 6-0.***

**ADJOURNMENT**

**Motion to adjourn the April 19, 2023 Planning Commission meeting. *Motion carried 6-0.***

Meeting adjourned at 7:38 PM.

\*Actual language of the motion sheet subject to review.