



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

August 30, 2023 7:00 PM

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

CALL TO ORDER

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

ROLL CALL

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

Absent Excused: Member Avdoulos, Member Dismondy, Member Verma

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; James Hill, Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer

APPROVAL OF AGENDA

Motion to approve the August 30, 2023 Planning Commission Agenda. Motion carried 4-0.

PUBLIC HEARINGS

1. JSP23-35 MEDSTAR SPECIAL LAND USE

Public hearing at the request of Medstar, Inc. for consideration of a Special Land Use Permit at 22515 Heslip Drive. The property is located north of Nine Mile Road and east of Novi Road in section 26 of the City. The applicant is proposing to use the existing building and site as an ambulance service, staging, and dispatch business. Medstar is currently under contract with the City to provide its services.

In the matter of Medstar, JSP23-35, motion to approve the Special Land Use Permit based on and subject to the following:

- 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 as it does not generate additional traffic.**
 - 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 serve existing and planned uses in the area (no impacts to utilities are anticipated).**
 - iii. **The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats (no impacts to existing natural features are proposed).**
 - 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 (as noted in the intended plan for the Heslip Drive location selection of the July 17 letter from Medstar, and subject to a noise impact statement being provided, and demonstrating compliance with the requirements of the landscape review letter).**

- v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi)*.
- vi. The proposed use will promote the use of land in a socially and economically desirable manner *(as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi)*.
- vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. The applicant has currently provided aerial and on-the-ground images of the site in lieu of a required site plan drawing.
- c. A noise impact statement being performed and shown to be in compliance with Section 5.14.10.B.
- d. Additional landscape screening is required along the rear property line adjacent to butting Saddle Creek Apartments as recommended by the City's Landscape Architect, with details of the type and placement of the landscaping following Special Land Use approval and to be installed and inspected prior to the issuance of the Certificate of Occupancy.
- e. 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 Electronic Stamping Set submittal.

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.

MATTERS FOR CONSIDERATION

1. JSP23-20 NOVI PET RESORT

Consideration of Novi Pet Resort for Preliminary Site Plan and Stormwater Management Plan approval. The subject property contains 2.31 acres and is located on Gen Mar, north of Ten Mile Road and west of Novi Road in section 22 of the City. The applicant is proposing to construct a 9,350 square foot pet boarding facility along with a 2,509 square foot outdoor animal play area with artificial turf.

In the matter of Novi Pet Resort, JSP23-35, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Zoning Board of Appeals Variance for building setback of 35 feet (40 feet required, 5 feet proposed) along the west property line.
- b. Zoning Board of Appeals Variance for outdoor facilities setback of 30 feet (40 feet required, 10 feet proposed) along the west property line.
- c. Zoning Board of Appeals Variance for location of dumpster in the front yard since all yards must comply with front yard standards.
- d. Zoning Board of appeals variance for the lack of a loading zone.
- e. Planning Commission approval of the modification of parking lot setback since adequate overall area is provided per the ordinance standards (39,963 square feet required, 39,996 provided), which is hereby granted because it is found that such modification may result in improved use of the site and/or in improved landscaping.
- f. Landscape waiver for the lack of a berm along Novi Road frontage, due to the existing topography and the existing wall, which is hereby granted.
- g. Landscape waiver for deficiency of subcanopy trees along Gen Mar, which is hereby granted subject to ZBA granting the variance for building setback along Gen Mar.
- f. Landscape waiver for lack of canopy and subcanopy trees along Novi Road, which is hereby granted.

- i. Landscape waiver for the lack of street trees provided along Novi Road, which is hereby granted.
- j. 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 Electronic Stamping Set submittal.

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 Novi Pet Resort, JSP23-20, 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. JSP23-28 BRIGHT LORITOS NOVI OUTDOOR PLAY AREA

Consideration of Bright Loritos Novi for Preliminary Site Plan approval. The subject property contains 4.54 acres and is a part of the Pine Ridge Shopping Center on the west side of Novi Road, north of Ten Mile Road in section 22 of the City. The applicant is proposing a 1,200 square foot play area at the northwest corner of the site, replacing some parking spaces.

In the matter of Bright Loritos Outdoor Play Area, JSP23-28, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Planning Commission approval to modify play area size requirement based on applicant justification through Section 4.12.2.i.a – applicant is seeking waiver of 2,300 square feet (at least 3,500 square feet required, 1,200 square feet proposed) supported because the applicant has shown that the proposed number of children playing outside at one time in the proposed play area size is permitted by the state standards and regulations.
- b. 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 Electronic Stamping Set submittal; and
- c. Request input from public safety before final approval.

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.

3. APPROVAL OF THE JULY 26, 2023 PLANNING COMMISSION MINUTES

Motion to approve the July 26, 2023 Planning Commission minutes. ***Motion carried 4-0.***

ADJOURNMENT

Motion to adjourn the August 30, 2023 Planning Commission meeting. ***Motion carried 4-0.***

Meeting adjourned at 7:40 PM.

*Actual language of the motion sheet subject to review.