



PLANNING COMMISSION

2021 ANNUAL REPORT

Prepared for consideration December 3, 2021
Including anticipated action on items
scheduled for the December 8th meeting

The duties of the Novi Planning Commission are authorized by State Statute. The mayor nominates to the seven-member Planning Commission, with the approval of the City Council, for a term of three years. Members are volunteers from a cross-section of the community and serve without pay. Three members are appointed each June for terms beginning in July. The Planning Commission typically meets twice per month on Wednesdays at 7:00 p.m. (Specific dates and times are listed in the city calendar and are subject to change). All meetings are open to the public and televised on the local cable station, as well as shown live on the city's webpage.

The Michigan Enabling Act states that "A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

Membership:

In 2021, the following Planning Commission members presided:

- Mark Pehrson, Chair
- John Avdoulos, Vice Chair
- Mike Lynch, Secretary
- Gary Becker
- David Dismondy
- Brent Ferrell (January-February)
- Edward Roney (March-December)
- Ramesh Verma (February-December)

The Planning Commission held a total of 15 meetings in 2021. A total of 8 meetings were held electronically via Zoom and 7 held in person in the Council Chambers at the Civic Center. Meetings are typically held on the second and fourth Wednesday of each month at 7:00 p.m.

Planning Commission Actions:

Some highlights from the Commission's actions in 2021 are as follows:

ORDINANCE AMENDMENTS

1. Text Amendment 18.294 Facilities for Human Care
Consideration for Text Amendment 18.294, at the request of Bowers and Associates Inc., to amend the City of Novi Zoning Ordinance at the following location: Article 4.0, "Use

Standards," Section 4.64, "Facilities for Human Care," in order to reduce the minimum lot size requirement from five acres to four and a half acres.

Recommended to City Council for adoption.

2. Text Amendment 18.295 Residential Use in the PD-2 Option

Public hearing for Text Amendment 18.295 to amend the City of Novi Zoning Ordinance at the following location: Article 3.0, "Zoning Districts," Section 3.31, "Planned Development Options," to permit stand-alone multiple family residential use, with conditions, in the PD-2, Planned Development Option for eligible properties in the RC Regional Center District, as indicated in the City of Novi Master Plan for Land Use.

Recommended to City Council for adoption.

3. Code Of Ordinances Text Amendment 21-188.01 – Signs

Public hearing for Text Amendment 21-188.01 for a recommendation to the City Council to amend the City of Novi Code of Ordinances at the following location: Chapter 28, "Signs," in order to comprehensively revise regulations relating to Purpose and Intent; Permitting Process, Permanent and Temporary Signs; Billboards; Definitions; Appeals; and other provisions of the Ordinance.

Recommended to City Council for adoption.

4. Text Amendment - Planned Rezoning Overlay Ordinance

Public hearing for Text Amendment 18.297 for a recommendation to the City Council to amend the City of Novi Zoning Ordinance at the following locations: Article 2.0, "Definitions," at Section 2.2, "Definitions," Article 7.0, "Administration, Appeals, and Enforcement," and at Section 7.13, "Amendments to Ordinance," in order to comprehensively revise the Planned Rezoning Overlay regulations.

Recommended to City Council for adoption.

5. Text Amendment 18.291 Pavilion Shore Village Zoning District

Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council Text Amendment 18.291 in order to create a new zoning district, Pavilion Shore Village, and rezoning of property in Section 3, 10 and 11, located south of Thirteen Mile Road along both sides of Old Novi Road from B-3 (General Business) to PSV (Pavilion Shore Village). The subject properties total approximately 1.61 acres.

Recommended to City Council for adoption.

ZONING MAP AMENDMENTS

1. Holiday Inn JZ19-24 with Rezoning 18.730

Public hearing at the request of Grand River Show, LLC for initial submittal and eligibility discussion for a Zoning Map amendment from Light Industrial (I-1) to Town Center (TC) with a Planned Rezoning Overlay. The subject property is approximately 5.5 acres and is located on the south side of Grand River Avenue, east of Beck Road (Section 16). The applicant is proposing to develop a 4-story, 117-room hotel with sitdown restaurant, and a 16,413 square foot commercial building, with associated parking and site improvements.

No action taken.

2. MI CAT Catherine Drive Access Parcel JZ21-22 With Rezoning 18.734
Public hearing at the request of Michigan CAT for initial submittal and eligibility discussion for a Zoning Map amendment from Light Industrial (I-1) to General Industrial (I-2) with a Planned Rezoning Overlay. The subject site is approximately 5.29 acres of a 32.39 acre property and is located on the east side of Novi Road and north of Catherine Industrial Drive (Section 23). The applicant is proposing to use the site for outdoor storage for construction equipment related to Michigan CAT's shore and pump operations.
No action taken.

OTHER

1. 2021-2027 Capital Improvement Program
Public Hearing and adoption of the 2021-2027 Capital Improvement Program.
2. Planning Commission Rules & By-Laws
Consideration to approve amended Planning Commission Rules and By-Laws as recommended by the Rules Committee.
Adoption of the Amended Rules & By-Laws.
3. Raging Cycles Parking Study JSP21-11
Consideration of the request of Raging Cycles for Shared Parking Study approval. The subject property is located in Section 16, at 46035 Grand River Avenue, east of Beck Road in the I-1, Light Industrial District. The subject property is approximately 6.4 acres. The applicant is proposing to occupy a 13,000 square foot space as an online motorcycle parts retailer.
Approval granted.

SINGLE FAMILY WOODLAND USE PERMITS

1. 48810 Castello Court, PBR21-0229
Public Hearing at the request of Cambridge Homes for consideration of a request for a Woodland Use Permit at 48810 Castello Court. This property is also known as Lot 23 Tuscan Reserve which is located north of Eight Mile Road and east of Garfield Road in Section 32 of the City. The applicant is requesting the removal of twenty-six regulated woodland trees in order to build a single-family structure on the lot.
Approval granted.

SITE PLANS

1. Lineage Logistics Parking Expansion JSP19-47
Consideration at the request of Lineage Logistics for approval of revised Preliminary Site Plan. The subject property is located in Section 9 north of Twelve Mile, west of West Park Drive, along Humboldt Drive, and is zoned I-2, General Industrial. The applicant is proposing to expand the parking lot to the north of the existing building and will add carports over the new spaces.
Approval granted.

2. Storie Lou Plaza JSP20-19

Consideration at the request of Alrig LLC for approval of a Preliminary Site Plan, Stormwater Management Plan, and Section 9 Façade Waiver. The subject property contains 1.41 acres and is located in Section 14, on the east side of Novi Road, north of Crowe Drive. The site is currently developed with a branch of the Fifth Third Bank. The applicant is proposing to redevelop the site into a 7,000 square foot multi-tenant building that proposes one retail tenant and one restaurant.

Approval granted.

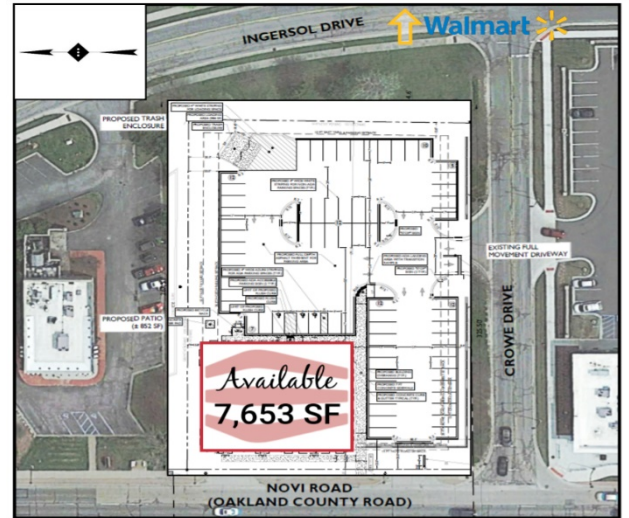


Figure 1: Storie Lou Plaza Plans- alrigusa.com

3. Advanced Surgery Center of Novi JSP20-36

Public Hearing at the request of Karim Blvd RE Holdings, LLC for approval of the Preliminary Site Plan, Stormwater Management Plan, and Woodland Use Permit. The subject property contains 3 acres and is located in Section 24, on the west side of Karim Blvd, south of Grand River Ave. The site is currently undeveloped. The applicant is proposing to construct a one-story, 16,941 square foot surgery center, with a two-story 11,412 square foot office for general office use.

Approval granted.



Figure 2: ASI of Novi 6/22/2021

4. Ballantyne JSP20-38

Public Hearing at the request of Singh Development, LLC for approval of the Preliminary Site Plan, Woodland Use Permit, Wetland Use Permit, and Stormwater Management Plan. The subject property contains 50.86 acres and is located in Section 31, on the west side of Garfield Road, north of Eight Mile Road. The site is currently undeveloped. The applicant is proposing to construct 41 single-family residential units as part of a RUD Agreement with lots ranging in size from 21,780 square feet to 44,045 square feet.

Approval granted.

5. Terra JSP17-52

Public hearing at the request of Cambridge Homes, Inc for Planning Commission approval of a Woodlands Permit for Phase 1A. The subject property is currently zoned R-1 (One-Family Residential) with a Planned Rezoning Overlay Agreement. The subject property is approximately 30-acres and is located east of Napier Road and on the north side of Nine Mile Road (Section 29, 30). The applicant previously received approval of a 41-unit single-family housing development. The previous Woodland Permit granted in 2018 has expired.

Approval granted.



Figure 3: Terra Site Plan- cambridgehomesmi.com

6. IXL Learning Center of Novi JSP21-03

Public Hearing at the request of IXL Learning Center for a request to amend the Planned Unit Development (PUD) Agreement & Area Plan for the Maples of Novi. The subject property contains 30.32 acres and is located in Section 2, on the south side of Fourteen Mile Road, east of Novi Road. The applicant is proposing to repurpose the entire clubhouse into an education center for children and will, at a minimum, maintain the existing golf course as open space.

Postponement granted.

7. Lakeview JSP 18-16

Public hearing at the request of Robertson Brothers Homes for Planning Commission's recommendation to City Council for an amendment of the Planned Rezoning Overlay Agreement. The subject property is approximately 3.15 acres and is located south of 13 Mile Road on the east and west sides of Old Novi Road (Section 10 and 11). The applicant is proposing to amend the PRO Agreement to remove a condition that states garages must be set back 5 feet from the porch in order to offer additional home models for buyers to select from.

Approval granted, recommended to City Council.

8. Island Lake North Bay Tree Removals JSP21-23

Public Hearing at the request of Elliott Milstein, President of Island Lake North Bay Homeowner's Association, for approval of a Minor amendment to the RUD Plan and Revised Landscape Plan. The subject property contains 22.1 acres and is located in Section 18 & 19, east of Napier Road, north of Seaglen Drive. The applicant is proposing to

remove 31 landscape trees within open space common area of the Island Lake North Bay Homeowner's Association (Phase 6 of Island Lake) due to tree health, site congestion, and aesthetics.

Approval granted of Minor Amendment to RUD Plan, approval granted of the revised Landscape Plan with conditions, approval granted of the second revised Landscape Plan with conditions.

9. Novi Professional Buildings IV & V

Public Hearing at the request of Novi Medical Building, LLC for approval of the Preliminary Site Plan, Woodland Use Permit, and Stormwater Management Plan. The subject property contains 5.02 acres and is located in Section 27, on the west side of Novi Road, south of Ten Mile Road. The applicant is proposing to construct two 6,175 square feet professional office buildings, directly behind the three existing buildings on the property that were constructed in 1991.

Approval granted.

10. Fountain View Professional Center JSP19-22

Public Hearing at the request of Acqira Reality Holdings for approval of the Preliminary Site Plan, Woodland Use Permit, and Stormwater Management Plan. The subject property contains 5.45 acres and is located in Section 10, on the east side of Dixon Road, north of Twelve Mile Road. The applicant is proposing to construct three medical office buildings. Building A is proposed to be a total of 13,300 square feet and one-story in height. Building B is proposed to be a total of 27,940 square feet and two stores in height. Building C is proposed to be a total of 8,725 square feet and one-story in height.

Approval granted.

11. TFJ Novi JSP21-22

Consideration of the request of Broder and Sachse Real Estate for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property contains 1.16 acres and is located in Section 36, on the east side of Haggerty Road, north of Eight Mile



Figure 4: TFJ of Novi - hometownlife.com

Road. The applicant is proposing to demolish a former Big Boy Restaurant at the corner of Eight Mile Road and Haggerty Road and redevelop the site with an 8,488 square foot building to be used by Tapper's Fine Jewelry and Rolex.

Approval granted.

12. Mercedes-Benz Sprinter Service Shop JSP21-20

Approval of Mercedes-Benz Sprinter Service Shop Preliminary Site Plan at the request of Mercedes-Benz of Novi. The subject property contains 2.31 acres and is located in Section 24, on the west side of Haggerty Road, north of Grand River Avenue. The applicant is proposing to remodel a former body and service facility for the servicing of Mercedes-Benz Sprinter Service Vans.

Approval granted.

13. Somnio Global Parking Expansion JSP21-26

Consideration at the request of Somnio Global for approval of revised Preliminary Site Plan. The subject property is located in Section 15 south of Twelve Mile Road, west of Taft Road, and is zoned OST, Office Service Technology. The applicant is proposing to provide 17 striped parking spaces in a portion of the loading area to the north of the existing building in order to accommodate a tenant on a temporary basis.

Approval granted.

14. Catholic Central Connector Road JSP21-17

Public hearing at the request of Catholic Central High School for Planning Commission's approval of Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan. The subject property is zoned R-4 One Family Residential, R-1 One Family Residential, and I-1 Light Industrial and is located in Section 18, west of Wixom Road and south of Twelve Mile Road. The applicant is proposing to construct a new driveway to provide a connection from the existing loop road to Twelve Mile Road through the northern area of the property. Utilities, stormwater detention and wetland mitigation are also proposed.

No action taken; postponement requested from applicant.

15. Novi Medical Building (AKA Maples of Novi Tennis Courts) JSP21-33

Public Hearing at the request of AJSS Property, LLC for a request to amend the Planned Unit Development (PUD) Agreement & Area Plan for the Maples of Novi. The subject property contains 0.42 acres and is located in Section 2, east of Novi Road and south of Fourteen Mile Road. The applicant is proposing to remove the existing tennis courts on the site and construct a 2,558 square foot medical office.

Approval granted, recommended to City Council.

Summary:

As of November 19, 2021, 62 project permits were processed through the Planning Division in 2021. The Planning Division was able to approve more than 10 permits administratively. The Planning Commission reviewed and voted on at least 17 different projects this year.

Planning Commission Committees:

Planning Commission Committees that met in 2021:

Capital Improvement Program 1/20/21: The Capital Improvement Program Committee held one meeting during 2021. Some discussion items included:

- Expand Beck Road (M-14 to I-96)
- Nine Mile resurfacing
- Bosco Fields ITC Trail Connector
- City emergency vehicle replacement

Implementation Committee 5/12/2021: The Implementation Committee held one meeting during 2021. The committee was chaired by Commissioner John Avdoulos. Discussion items included:

- Pavilion Shore Village Zoning District
- City West Zoning District

Master Plan and Zoning Committee 8/25/2021: The Master Plan and Zoning Committee held one meeting during 2021. The committee was chaired by Commissioner John Avdoulos. Discussion items included:

- MI CAT Catherine Drive Access Parcel PRO rezoning request
- Master Plan Update

Walkable Novi Committee 3/11/2021, 6/10/2021, 10/21/2021: The Walkable Novi Committee held three meetings during 2021. The committee was chaired by Parks, Recreation and Cultural Services Commissioner Brian Smith. Discussion items included:

- Non-motorized Capital Improvement Projects
- 2021-2022 Adopted Budget: Non-Motorized Capital Improvement Projects
- I-275 Trailhead

Looking Ahead to 2022

The Planning Commission can look forward to the following objectives in 2022:

- Updates to the Zoning Ordinance as determined necessary and to reflect present-day needs
- Begin the 5-year review and update of the Master Plan for Land Use
- Finalize the Ordinance updates for the City West Zoning District
- Training opportunities

2021 PLANNING COMMISSION ANNUAL REPORT PROJECTS REVIEWED

- Legend**
- Site Plan
 - Zoning Text Amendment
 - Woodland Permit
 - Other
 - Municipal Boundary
 - Freeway
 - Major Streets
 - Minor Streets
 - Railroad

0 0.5 1 Miles

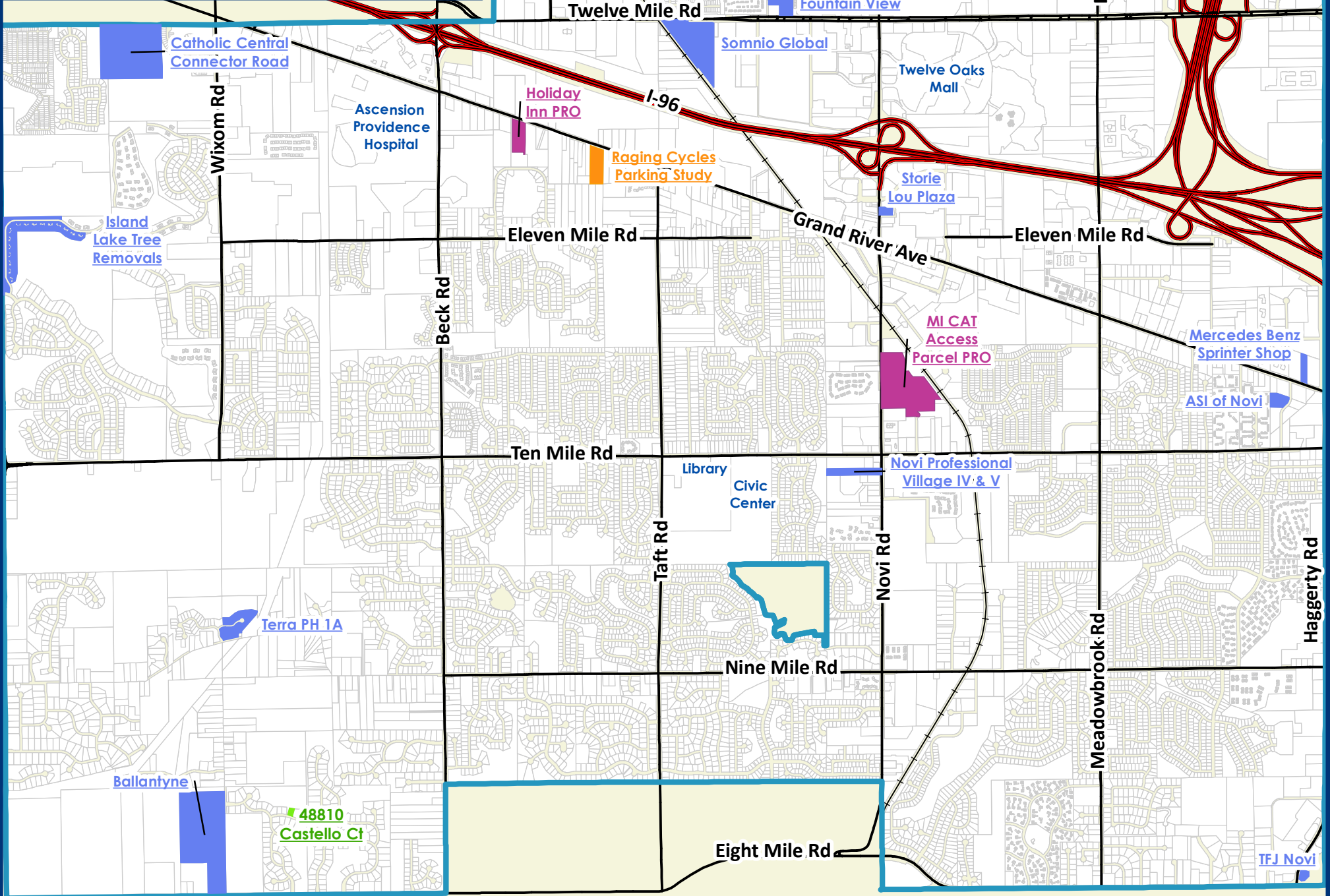
City of Novi
Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



Map Author: Madeleine Daniels
Date: 12/2/21

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



Legend

Zoning Map Amendments

- Holiday Inn-Proposal of a 4-story, 117-room hotel with sitdown restaurant, and a 16,413 square foot commercial building.**
- Lakeview- The applicant proposes to amend the PRO Agreement to remove a condition that states garages must be set back 5 feet from the porch in order to offer additional home models for buyers to select from.**
- MI CAT Catherine Drive Access Parcel JZ21-22- Proposal to use the site for outdoor storage for construction equipment related to Michigan CAT's shore and pump operations.**
- Pavilion Shore Village Zoning District - Create new zoning district and rezone property south of 13 Mile Road along both sides of Old Novi Road from B-3 to PSV.**

Site Plans

- Advanced Surgery Center of Novi- construct a one-story, 16,941 square foot surgery center, with a two-story 11,412 square foot office for general office use.**
- Ballantyne- Construct 41 single-family residential units as part of a RUD Agreement.**
- Catholic Central Connector Road- Proposal to construct a new driveway to provide a connection from the existing loop road to Twelve Mile Road through the northern area of the property. Utilities, stormwater detention and wetland mitigation are also proposed.**
- Fountain View Professional Center- Construction of three medical office buildings ranging from 13,300 square feet to 27,940 square feet.**
- Island Lake North Bay Tree Removals- Request for approval of a Revised Landscape Plan. The applicant is proposing to remove 37 landscape trees within open space common area of the Island Lake North Bay Homeowner's Association (Phase 6 of Island Lake) due to tree health, site congestion, and aesthetics.**
- IXL Learning Center of Novi- Request to amend the Planned Unit Development Agreement & Area Plan for the Maples of Novi. The applicant is proposing to repurpose the entire clubhouse into an education center for children and will, at a minimum, maintain the existing golf course as open space.**
- Lineage Logistics Parking Expansion- propose expansion of the parking lot to the north of the existing building and add carports.**

Single Family Woodland Use Permits

- 48810 Castello Court- Request to remove 26 regulated woodland trees in order to build a residence.**

Other

- Raging Cycles Parking Study- Request for a Shared Parking Study approval. The applicant is proposing to occupy a 13,000 square foot space as an online motorcycle parts retailer.**
- Mercedes-Benz Sprinter Service Shop- Remodel a former body and service facility for the servicing of Mercedes-Benz Sprinter Service Vans.**
- Novi Medical Building- Proposal to remove the existing tennis courts on the site and construct a 2,558 square foot medical office.**
- Novi Professional Buildings IV & V- Construct two 6,175 square feet professional office buildings behind the three existing buildings.**
- Somnio Global Parking Expansion- Proposal of 17 striped parking spaces in a portion of the loading area to the north of the existing building in order to accommodate a tenant on a temporary basis.**
- Storie Lou Plaza- Redevelopment of the Fifth Third Bank into a 7,000 square foot multi-tenant building.**
- Terra- Request of Cambridge Homes, Inc for Planning Commission approval of a Woodlands Permit for Phase 1A. The applicant previously received approval of a 41-unit single-family housing development. The previous Woodland Permit granted in 2018 has expired.**
- TFJ Novi- Redevelopment of the existing Big Boy Restaurant to a 8,488 square foot building to be used by Tapper's Fine Jewelry and Rolex.**