



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

September 14, 2016 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 Baratta, Member Giacometti, Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski,

Also Present: Barbara McBeth, City Planner; Kirsten Mellem, Planner; Adrianna Jordan, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Beth Saarela, City Attorney.

APPROVAL OF AGENDA

Motion to approve the September 14, 2016 Planning Commission Agenda. *Motion carried 7-0.*

CONSENT AGENDA

1. ATI LAND HOLDINGS, LLC FAÇADE JSP 14-40

Approval of the request of ATI Land Holdings, LLC for a Section 9 Façade Waiver. The subject property is located in Section 14, on the west side of Meadowbrook Road, south of Twelve Mile Road. The subject property is approximately 12.56 acres and is located in the OST, Planned Office Service Technology District. The applicant is proposing to modify the façade materials for the 107,400 square foot ATI building now under construction. *Motion carried 7-0.*

2. GRAND RIVER SOCCER PARK JSP 16-20

Approval of the request of City of Novi and Suburban Showplace, LLC for Planning Commission's approval of a same-side driveway spacing waiver for the improvements associated with the Grand River Soccer Park located in the I-1, Light Industrial Zoning District, on the south side of Grand River Avenue, west of Taft Road. The applicant is proposing two soccer fields and associated parking on site. *Motion carried 7-0.*

PUBLIC HEARINGS

1. SPEEDWAY (14 MILE & HAGGERTY) JSP16-13 WITH REZONING 18.714

Public hearing at the request of McBride Dale Clarion for Planning Commission's recommendation to the City Council for rezoning of property in Section 1, located at the southwest corner of Fourteen Mile Road and Haggerty Road from B-3 (General Business) and OST (Office Service Technology) to B-3 (General Business) with a Planned Rezoning Overlay (PRO) Concept Plan. The subject property is approximately 2.03 acres and the applicant is proposing to raze the existing fuel station and construct a new 4,000 square foot convenience store and 5,400 square foot fuel canopy over 8 double-sided fuel dispensers.

In the matter of the request of McBride Dale Clarion for Speedway (14 Mile & Haggerty), JSP 16-13, with Zoning Map Amendment 18.714 motion to recommend approval to the City Council to rezone the subject property from B-3 (General Business) and OST (Office Service Technology) to B-3

(General Business) with a Planned Rezoning Overlay (PRO).

The recommendation shall include the following ordinance deviations for consideration by the City Council:

- a. A same side driveway spacing waiver to allow the driveway on 14 Mile Road to be located approximately 121 feet (200 feet required) from the neighboring driveway to the west to align with existing driveway on the north side of 14 Mile Road.
- b. An opposite side driveway spacing waiver to allow the driveway on Haggerty Road to be located approximately 40 feet (200 feet required) from the driveway to the south in order to align with the existing driveway on the east side of Haggerty Road.
- c. Section 9 Façade Waiver for the overage of Asphalt Shingles (maximum 25 percent; proposed 51 percent on east, 35 percent on west, 30 percent on south, 30 percent on north) on the building.
- d. Section 9 Façade Waiver for the overage of Flat Metal Panels (maximum 50 percent; proposed 71 percent on east, 71 percent on west, 59 percent on south, and 59 percent on north), and the underage of Brick (minimum 30 percent; proposed 20 percent on east, 20 percent on west) on the fuel canopy.
- e. Proposed loading zone is located in the front yard, the ordinance indicates it should be located in the interior side yard of a double frontage lot.
Proposed dumpster is located in the front yard, the ordinance indicates it should be located in the interior side yard of a double frontage lot.

If the City Council approves the rezoning, the Planning Commission recommends the following conditions be requirements of the Planned Rezoning Overlay Agreement:

- a. Acceptance of applicant's offer of public benefits as proposed:
 - i. Installation of a "Welcome to Novi" sign along the 14 Mile Road property line.
 - ii. Dedication of 10 feet of ROW along 14 Mile Road to the Road Commission of Oakland County.
 - iii. Redevelop the site with a building and canopy that is architecturally consistent with current zoning regulations.
 - iv. Pedestrian access is improved: (a) sidewalks will be extended the length of the expanded property and will close gaps in the sidewalk system and (b) sidewalk connections from the convenience store to 14 Mile Road and Haggerty Road are provided.
 - v. Safety improvements: (a) relocation of driveway away from 14 Mile and Haggerty intersection and to align with opposing driveway and (b) on-site circulation and visibility with new canopy.
 - vi. Preservation of a 10 foot wide wooded buffer along the east property line.
- b. Applicant shall provide a Noise Impact Statement with the Preliminary Site Plan submittal.
- c. All grades of drive approaches shall not exceed 2-percent within the first 25 feet of the intersection, as demonstrated with the next site plan submittal.
- d. All grading, storm sewer, and drainage areas shall meet all applicable City of Novi standards.
- e. Applicant complying with the conditions listed in the staff and consultant review letters.

This motion is made because:

- a. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing an existing business to expand and provide 5 more jobs, \$235 thousand in sales tax, and \$3.1 million in investment.
- b. The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled by allowing an existing business to expand and develop a vacant parcel.
- c. The concept plan improves existing non-conformities (minimum site size from 0.7 acres to 2.03 acres, location of driveways away from intersection, and upgraded stormwater management).
- d. There is a negligible impact on the utilities due to expected utility demand reduced from 4 residential equivalent units to 3, minimal impact on available water capacity, pressure, and flow, and no apparent impact of the downstream sanitary sewer. The rebuild and expansion

of this site provides an update to the visual aesthetic at an entryway to the City, modern fuel dispensers and convenience store, and replacement of underground storage tanks.

Motion carried 7-0.

FELDMAN AUTOMOTIVE JSP16-31WITH REZONING 18.713

Public hearing at the request of Feldman Automotive for Planning Commission's recommendation to City Council for rezoning of property in Section 23, located on the south side of Grand River Avenue between Novi Road and Meadowbrook Road from RM-1 (Low-Density Multiple-Family) to P-1 (Vehicular Parking). The subject property is approximately 1.67 acres with 0.9 acres requested to be rezoned.

In the matter of the request of Feldman Automotive, JSP16-31, with Zoning Map Amendment 18.713, motion to recommend approval to City Council to rezone the subject property from RM-1 (Low-Density Multiple-Family) to P-1 (Vehicular Parking) *for the following reasons:*

1. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing an existing business to expand,
2. The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled by allowing an existing business to expand and develop a vacant parcel,
3. This is a reasonable alternative to the recommended land use and will be consistent with zoning to the east,
4. There is no negative impact expected on public utilities as stated in the Engineering memo, and
5. It provides an opportunity for a long-standing business to expand at their current location.

Motion carried 7-0.

In the matter of the request of Feldman Automotive, JSP16-31, with Zoning Map Amendment 18.713, motion to recommend approval of the Rezoning Traffic Impact Study waiver, as the proposed rezoning is not expected to result in additional trips. *Motion carried 7-0.*

MATTERS FOR CONSIDERATION

1. INTRODUCE ZONING TEXT AMENDMENTS

Motion to approve the introduction of Zoning Text Amendments and for staff to set a public hearing. *Motion carried 7-0.*

2. PLANNING COMMISSION CALENDAR FOR 2017

Motion to approve the Planning Commission Calendar for 2017. *Motion carried 7-0.*

3. ELECTION OF OFFICERS & APPOINTMENTS TO COMMITTEES

Motion to elect Planning Commission Officers and Appointments to Committees. *Motion carried 7-0.*

4. APPROVAL OF THE JUNE 22, 2016 PLANNING COMMISSION MINUTES

Motion to approve the June 22, 2016 Planning Commission Minutes. *Motion carried 7-0*

5. APPROVAL OF THE JULY 13, 2016 PLANNING COMMISSION MINUTES

Motion to approve the July 13, 2016 Planning Commission Minutes. *Motion carried 7-0.*

ADJOURNMENT

The meeting was adjourned at 7:41 P.M.

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