



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

May 25, 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 p.m.

ROLL CALL

Present: Member Baratta, Member Giacometti, Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony (excused)

Also Present: Barbara McBeth, City Planner; Kirsten Mellem, Planner; Adrianna Jordan, Planner; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Dave Gillam, City Attorney

APPROVAL OF AGENDA

Motion to approve the May 25, 2016 Planning Commission Agenda. Motion carried, 6-0.

PUBLIC HEARINGS

1. GRAND RIVER SOCCER PARK JSP 16-20

Public hearing at the request of City of Novi and Suburban Collection Showplace to gather input regarding the proposed Site Plan. The subject property is currently zoned I-1, Light Industrial and is located in Section 16, west of Taft Road and south of Grand River Avenue. The applicant is proposing two soccer fields and associated parking on site. Plans are available for review at the Community Development Department in the Novi Civic Center.

No action taken.

MATTERS FOR CONSIDERATION

1. UNLISTED USE DETERMINATION

Consideration of the request of Sue Nebe for an Unlisted Use Determination under Section 4.87 of the Zoning Ordinance. The applicant is requesting a determination on the appropriateness of a Group Retreat House in the I-2, General Industrial District. The Planning Commission is asked to review the attached documents and provide a recommendation to City Council regarding whether or not the unlisted use would be appropriate as a Special Land Use in all zoning districts

Motion to recommend to the City Council approval of the described Unlisted Use, as an appropriate use, subject to Special Land Use consideration, in all Zoning Districts. Motion carried 6-0.

1. TOWN CENTER GARDENS JSP15-77

Consideration at the request of Novi Town Center Plaza, LLC for approval of the Preliminary Site Plan, Stormwater Management Plan, and Section 9 Façade Waiver. The subject property is located in Section 14, north of Grand River Road and east of Novi Road, in TC: Town Center District. The site is approximately 1.13 acres and the applicant is proposing a new single-story, multi-tenant facility to provide restaurant and retail activities with associated site improvements.

In the matter of Town Center Gardens, JSP15-77, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. **Waiver for building setback reduction from the west parcel line (Novi Road) from 50 feet to 14.7 feet, from the north parcel line (Crowe Drive) from 50 feet to 15 feet, and from the south parcel line from 50 feet to 11.4 feet, which is hereby granted. Setbacks may be reduced by Planning Commission provided:**
 - i. **That a reduction in setback, or waiver of a setback altogether, will not impair the health, safety or general welfare of the City as related to the use of the premises or adjacent premises;**
 - ii. **That waiver of the setback along a common parcel line between two premises would result in a more desirable relationship between a proposed building and an existing building;**
 - iii. **The adherence to a minimum required setback would result in the establishment of non-usable land area that could create maintenance problems;**
- b. **A landscape waiver for shortages in greenbelt widths, greenbelt plantings, and lack of parking lot perimeter trees, which is hereby granted.**
- c. **Zoning Board of Appeals variance is required to permit a reduced parking setback from the north parcel line (Crowe Drive) from 20 feet to 9.8 feet, from the east parcel line (Ingersol Drive) from 20 feet to 9.4 feet, and from the south parcel line 20 feet to 0 feet; and**
- 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 6-0.*

In the matter of Town Center Gardens, JSP15-77, 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 6-0.*

ADJOURNMENT

The meeting was adjourned at 7:57

Please note: actual language of motions subject to review.