



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

JANUARY 13, 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 Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony (excused), Member Giacometti (excused), Member Baratta, (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri, Planner; Chris Gruba, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Gary Dovre, City Attorney, Matt Klawon, Traffic Engineering Consultant; Matt Carner and Pete Hill, ETC Consultants

APPROVAL OF AGENDA

Motion to approve the January 13, 2016 Planning Commission Agenda. *Motion carried. 4-0*

1. VALENCIA SOUTH, JSP13-75

Public hearing at the request of Pinnacle Homes for approval of the Preliminary Site Plan, Wetlands Permit, Woodlands Permit and Stormwater Management Plan. The subject property is located in Section 29, at the southwest corner of Ten Mile Road and Beck Road. The applicant is proposing to construct a 64-unit single-family residential development.

In the matter of the request of Beck South LLC for Valencia South JSP13-75 motion to approve the Preliminary Site Plan based on and subject to the following:

- a. A residential entranceway light must be added to each entrance along Beck Road and Ten Mile Road. A copy of the four pre-approved types of entranceway lights has been included in this packet.
- b. Construction of the 80 feet long section of off-site sidewalk across the Poinsett property on Beck Road as required by the PRO Agreement shall be done at the same time as the Beck Road sidewalk on the property, which shall be provided for on the Final Site Plan. In cooperation and consultation with the City, the Applicant shall diligently pursue obtaining any easement required for that construction. The Final Site Plan shall not be approved until any such required easement has been obtained or Applicant has donated a sum of money to the City's sidewalk fund that is sufficient to pay for the cost of acquiring the easement and constructing the sidewalk as determined by the City at the time of Final Site Plan approval.
- c. Master Deed/Covenant restrictions will be required to be submitted for review during Final Site Plan review.
- d. Lot combination/split will have to be completed with the church and Poinsett properties prior to final site plan approval.
- e. A pedestrian pathway connection must be provided from the northeast cul-de-sac to the sidewalk along Beck Road.
- f. All City and consultant comments addressed prior to final site plan 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*

In the matter of the request of Beck South LLC for Valencia South JSP13-75 motion to approve the Wetland Permit based on and subject to the following 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 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried. 4-0*

In the matter of the request of Beck South LLC for Valencia South JSP13-75 motion to approve the Woodland Permit 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried. 4-0*

In the matter of the request of Beck South LLC for Valencia South JSP13-75 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. DIXON MEADOWS JSP 14-46 AND ZONING MAP AMENDMENT 18.709

Public hearing at the request of Pulte Homes for Planning Commission's Recommendation to City Council for a Planned Rezoning Overlay associated with a Zoning Map amendment, from RA (Residential Acreage) to RT (Two-Family Residential). The subject property is approximately 22.36-acre and is located in Section 10 on the east side of Dixon Road, north of Twelve Mile Road. The applicant is proposing a development of a 90-unit single-family residential detached site condominium.

In the matter of the request of Pulte Homes for Dixon Meadows JSP14-46 with Zoning Map Amendment 18.709 motion to recommend approval to the City Council to rezone the subject property RA (Residential Acreage) to RT (Two-family residential) with a Planned Rezoning Overlay. The recommendation shall include the following ordinance deviations for consideration by the City Council:

- a. Reduction in the required minimum lot size and minimum lot width for one-family detached dwellings reviewed against R-4 Zoning standards to allow for smaller lots (10,000 square feet and 80 feet required, 5,400 square feet and 45 feet provided);
- b. Reduction in minimum front yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (30 feet required, 20 feet provided);
- c. Reduction in minimum rear yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (35 feet required, 30 feet provided);
- d. Reduction in minimum side yard setback and aggregate side yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (10 feet with 25 feet aggregate required, 5 feet with 10 feet aggregate provided);
- e. Increase in maximum lot coverage permitted per Zoning Ordinance (maximum of 30 percent of total site required; 35 percent of total site provided);
- f. A Design and Construction Standards (DCS) waiver for the lack of paved eyebrows as per Traffic Engineering review.

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. Maximum number of units shall be 90.
 - ii. Minimum unit width shall be 45 feet and minimum square footage of 5,400 square feet.
 - iii. Paving of 1,800 linear feet of Dixon Road.
 - iv. Planting of woodland replacement trees along the Dixon Road frontage.

- v. Remediation of on-site arsenic contamination.
 - vi. Pocket parks/tree preservation within the development.
 - vii. Housing style upgrades as shown on the elevations enclosed with the PRO Application.
 - viii. Dedication of public right-of-way along Dixon Road.
 - ix. Financial contribution for the design and construction of a meandering five feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of the sidewalk.
- b. Applicant complying with the conditions listed in the staff and consultant review letters.
 - c. Subject to City approval, the Applicant planting required replacement trees in the Dixon Road right-of-way on both sides of the road rather than satisfying its responsibility for those trees by payment into the City's Tree Fund.

This motion is made because:

- a. The applicant has presented a reasonable alternative to the proposed Master Plan designation of a maximum of 1.65 units/acre to an actual 4.2 units/acre, and which supports several objectives of the Master Plan for Land Use as noted in the planning review letter.
- b. The proposed density of 4.2 units/acre provides a reasonable transitional use and density between the lower density Liberty Park – Single Family development to the west (approximately 3.5 units/acre), and the Carlton Forest development to the east (approximately 5.6 units/acre).
- c. The roadways and surrounding intersections are expected to maintain acceptable levels of service with the addition of the site generated traffic, and the proposed paving of approximately 1,800 linear feet of Dixon Road from the existing terminus point at Twelve Mile Road to the northern entrance of the proposed development may be seen as a public benefit to the potential residents of the new development, as well the residents who currently use Dixon Road.
- d. The site will be adequately served by public utilities.
- e. The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and notes a minimal impact on surrounding traffic as a result of the development as the current traffic volume on Dixon Road is relatively low.
- f. Submittal of a concept plan, and any resulting PRO Agreement, provides assurances to the Planning Commission and to the City Council of the manner in which the property will be developed. *Motion carried 4-0*

3. MONTEBELLO ESTATES JSP 15-76

Public hearing at the request of Mirage Development for Planning Commission's approval of Preliminary Site Plan, Woodlands Permit, Wetlands Permit and Stormwater Management Plan. The subject property is currently zoned R-3, One-Family Residential and is located in Section 27, west of Novi Road and north of Nine Mile Road. The applicant is proposing a 33 unit single-family detached residential development on a 26.94 acre property.

In the matter of Montebello Estates, JSP 15-76, motion to postpone the approval of the Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan to allow the applicant time to consider further modifications to the Site Plan per additional information requested in the staff and consultant review letters, for a traffic study that addresses the proposed access road location and its alignment with and proximity to existing roads that intersect Nine Mile Road, and for a report from Staff on the City's policy regarding where woodland replacement trees may and may not be located. *Motion carried 4-0.*

4. AUTONEUM JSP14-80

Public hearing at the request of Dembs Development, Inc. for the approval of the Preliminary Site Plan, Wetlands Permit and Stormwater Management Plan. The subject property is located in Section

12, south of Thirteen Mile Road between Haggerty Road and Cabot Drive. The applicant is proposing to construct a 2-story office/research & development building, consisting of 47,170 square feet of office space, 31,404 square feet of high bay and technical areas and 8,132 square feet of warehouse area.

In the matter of Autoneum JSP 14-80, motion to approve the Preliminary Site Plan, based on and subject to the following:

- a. Traffic Impact Statement required with Final Site Plan submittal.
- b. Vehicle stub street connections and easements provided to the vacant OST-zone parcels to the northeast and northwest as per the traffic consultant's recommendation. A stub street connection should also be provided to OST-zoned parcel to the southeast with an existing house.
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0*

In the matter of Autoneum JSP 14-80, 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 the items listed in those letters being addressed on the Final Site Plan.
Motion carried 4-0

MATTERS FOR CONSIDERATION

MATTERS FOR DISCUSSION

ADJOURNMENT

The meeting was adjourned at 10:24 p.m.

Please note: Actual Language of motions subject to review.