

**IMPLEMENTATION COMMITTEE MINUTES
MARCH 9, 2022**



IMPLEMENTATION COMMITTEE

City of Novi Planning Commission

March 9, 2022 at 7:00 p.m.

Council Conference Room

(248) 347-0475

AGENDA

CALL TO ORDER

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

ROLL CALL

Present: John Avdoulos, Mark Pehrson, Ed Roney

Absent: None

Staff Support: Lindsay Bell, Senior Planner, Community Development
Barbara McBeth, City Planner, Community Development
Ben Peacock, Planning Assistant

APPROVAL OF AGENDA

Member Pehrson made a motion to approve the agenda. Member Roney seconded. Motion passed 3-0.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

MATTERS FOR DISCUSSION

A. City West Zoning Ordinance

Review and provide comment on the draft text of the new Zoning District as recommended by the Master Plan for recommendation to the Planning Commission

Staff presented the draft City West Ordinance text to Committee members and recalled that the Committee had reviewed this text in May of 2021. Staff reminded Committee members of the background to City West, noting that in the Master Plan update in 2016, a new zoning district near Suburban Showplace was proposed with the vision of higher density and a mix of uses.

Committee members were asked to provide feedback and input specifically on issues relating to district boundaries, non-conforming uses, proposed permitted uses and densities, proposed height incentives, design considerations, and any edits to the proposed text.

Committee members urged that the text should allow for flexibility yet guide development in look and feel, citing the Town Center guidelines as an example.

Specific uses that were brought to attention include farmers markets, more specifically permitting a dedicated structure and allowing such a use on north and south sides of Grand River. Another use that was discussed was parking garages and the required height needed. For example, the City of Troy requires at least 75 feet in height. In addition, performance halls or auditoriums were encouraged to be a permitted use.

Committee members discussed other developments that they could see fitting into the district such as “the Liv” in Livonia. The issue of steering the district's vision was brought up, in addition to ensuring consistent and harmonizing design. A Committee member referenced Carmel, Indiana as a great area with neat design and said that it's a destination place.

Committee members wished to address the priority of connectivity. They discussed the proposed ring road and road connection that would connect the north and south sides of Grand River in this area. They also brought up the possibility of a pedestrian bridge over Grand River for people to cross. Members worried of disjointed development, and the idea of a minimum parcel or site size for development was offered as a potential solution. One member commented that a developer needed to control the whole district to get the vision built.

To guide the vision, Committee members requested that renderings be brought to the next Committee meeting in addition to a more specific guide like that of the Town Center Area Study.

A Committee member commented on the specific area where City West is proposed and stated that people don't currently want to walk along Grand River. The Committee member said that he wanted mixed-use for this area such as “the Liv” on Haggerty in Livonia.

Approval of the May 12, 2021 Meeting Minutes

Motion by Pehrson, seconded by Roney to approve the May 12, 2021 Implementation Committee meeting minutes. Motion carries 3-0.

ADJOURN

Member Pehrson made a motion to adjourn. Member Roney seconded.

The meeting was adjourned at 8:11 PM.