



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

October 9, 2013 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 or about 7:00 PM.

ROLL CALL

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

Absent: Member Lynch

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Sara Roediger, Planner; Gary Dovre, City Attorney; Dave Beschke, Landscape Architect; Adam Wayne, Staff Engineer, Doug Necci, Façade Consultant.

APPROVAL OF AGENDA

Motion to approve the October 9, 2013 Planning Commission agenda. *Motion carried 6-0.*

PUBLIC HEARINGS

1. CHARNETH FEN, JSP13-51

Public Hearing at the request of Robertson Charneth Fen LLC for Planning Commission's recommendation to the City Council of a Revised Preliminary Site Plan with a PD-1 Option and Revised Special Land Use Permit approval. The subject property is 4.66 acres in Section 10 of the City of Novi and located on the south side of 12 ½ Mile Road, west of Novi Road in the RM-1, Low Density, Low-Rise Multiple-Family District. The applicant is proposing an altered footprint and slightly altered layout for the site along with revised elevations and floor plans.

In the matter of Charneth Fen, JSP13-51, motion to recommend approval to the City Council of the Revised Special Land Use Permit based on the following findings:

Relative to other feasible uses of the site:

- The proposed use will not cause any detrimental impact on existing thoroughfares as indicated in the traffic review letter;
- Subject to satisfying the requirements in the Engineering Review, the proposed use will not cause any detrimental impact on the capabilities of public services and facilities because the plan adequately addresses and provides for water and sanitary sewer service and management of stormwater volumes;
- The proposed use is compatible with the natural features and characteristics of the land as no new impacts to natural features are proposed;
- The proposed use is compatible with adjacent uses of the land as indicated in the staff and consultant review letters;
- The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
- The proposed use will promote the uses of land in a socially and economically desirable manner; and
- The proposed use is listed among the provisions of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the Zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Charneth Fen, JSP13-51, motion to recommend approval to the City Council of the Revised Preliminary Site Plan with a PD-1 Option and Section 9 façade waiver based on and subject to the following:

- a. City Council finding that the standards of Section 2404.4.A of the Zoning Ordinance are adequately addressed, as identified in the planning review letter;
- b. City Council approval of ordinance deviation for the deficient front yard building setback (75 feet required, 64 feet provided);
- c. City Council approval of ordinance deviation for the deficient front yard parking setback (75 feet required, 65 feet provided);
- d. City Council approval of ordinance deviation for the proposed building orientation (45° required, 180° provided);
- e. City Council approval of ordinance deviation to allow driveways to abut residential units;
- f. City Council Section 9 façade waiver for the underage of brick in the front and rear facades as:
 1. The request is for a comparatively small deviation in the percentage of Brick from the minimum amount required by the Façade Chart which is not significant taken within the overall context of the design
 2. The proposed facades represent an enhancement in the overall composition and aesthetic quality as compared to the existing structures; and
 3. The request is generally in keeping with the intent and purpose of Section 2520.
- g. Applicant providing a material sample board that demonstrates that the proposed colors will be harmonious with the existing building;
- h. 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 Revised Final Site Plan; and
- i. The applicant working with the City's Landscape Architect to provide up to 3 required street trees along 12 ½ Mile Road. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. **SUNDANCE GRILL & CONTINA (fka Ole Ole), JSP12-73**

Consideration of the request of Theodore Andris for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 2 at 1103 East Lake Drive in the B-3, General Business District. The applicant has altered the building colors and is now seeking a waiver for non-compliance with the Façade Ordinance.

In the matter of Sundance Grill & Cantina (fka Ole Ole), JSP12-73, motion to deny the Preliminary Site Plan and Section 9 façade waiver on the basis that the colors proposed to be used on the exterior walls:

1. Are not in the keeping with the intent and purpose of Zoning Ordinance Section 2520, and
2. Will not be consistent with or enhance the building design concept because the dark blue painted on the cedar shingle roof area represents an overuse of a color that is architecturally out of context with the building, and
3. Fail to properly relate to the buildings and other restaurants in the surrounding area because the overuse of the light and dark blue together results in a visual intensity of the building relative to surrounding buildings which are painted in predominantly earth-toned colors. *Motion carried 4-2.*

2. **HOMEGOODS ENTRY RENOVATION, JSP13-66**

Consideration of the request of Woods Construction Inc. for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 15 at 43635 West Oaks Drive in the RC, Regional Center District. The applicant is proposing to modify the entrance to the existing Homegoods store.

In the matter of Homegoods Entry Renovation, JSP13-66, motion to recommend approval the Preliminary Site Plan and Section 9 façade waiver to allow the underage of natural clay brick and the overage of thin brick and painted concrete masonry units (CMU) on the basis that the proposed

alteration:

1. Represents an improvement in the existing façade that will increase compatibility of the existing façade with adjacent buildings; and
2. Is generally in keeping with the intent and purpose of Section 2520. *Motion carried 6-0.*

3. **SUBURBAN INFINITY FAÇADE, PSP13-0140**

Consideration of the request of Infiniti of Novi, Suburban Collection for Preliminary Site Plan and Section 9 façade waiver. The subject property is located in Section 24 at 24355 Haggerty Road on the west side of Haggerty Road, south of Grand River Avenue in the B-3, General Business District. The applicant is proposing to update all facades of the existing building.

In the matter of Suburban Infiniti Façade Renovations, JC13-99, motion to approve the Preliminary Site Plan and Section 9 façade waiver for the underage of brick and overage of burnished concrete masonry units (CMU) on all facades provided that:

1. Additional building articulation is provided on the north façade, and
2. Building materials are clearly identified on the plans for the plans for the south and west building facades, and for the roof equipment screens.

This motion is made on the on the basis that the size, texture and color of the unique type of burnished CMU that is proposed will have a visual appearance similar to that of limestone panels, which are allowed per the Façade Chart up to 50% of each building façade. With the additional features and/or materials recommended for the north façade, there will be better consistency with the front (east) façade and the view of the building from Haggerty Road. *Motion carried 6-0.*

4. **INTERNATIONAL ORIENTAL RUG FAÇADE, JC13-176**

Consideration of the request of International Oriental Rug for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 24 at 41360 W Ten Mile Road on the north side of W Ten Mile Road, east of Meadowbrook Road in the B-1, Local Business District. The applicant is proposing to modify the front façade of an existing vacant retail building by replacing the existing asphalt shingle fascia with new metal roof siding.

In the matter of International Oriental Rug Façade Change, JC13-176, motion to approve the Preliminary Site Plan and Section 9 Façade Waiver to allow the overage of proposed metal roof siding on the front façade on the basis that the proposed alteration:

1. Represents a significant enhancement in the building's façade that will improve compatibility with the buildings in the surrounding area, and
2. Is generally in keeping with the intent and purpose of Section 2520. *Motion carried 6-0.*

5. **APPROVAL OF THE AUGUST 28, 2013 PLANNING COMMISSION MINUTES**

Motion to approve the August 28, 2013 Planning Commission Minutes. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 8:13 PM.

Please note: Actual Language of motions subject to review.