



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

February 7, 2024 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Absent Excused: Member Avdoulos, Member Becker

Staff: Barb McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; James Hill, Planner; Rick Meader, Landscape Architect

APPROVAL OF AGENDA

Motion to approve the February 7, 2024 Planning Commission Agenda. Motion carried 5-0.

PUBLIC HEARINGS

1. **DRAFT 2023 ACTIVE MOBILITY PLAN**

Receive public comment and input on the draft 2023 Active Mobility Plan.

- Executive Summary
- Network Map
- Full Report

In the matter of the draft 2023 Active Mobility Plan, motion to recommend to the City Council approval of the update to the 2011 Non-Motorized Master Plan, titled the 2023 Active Mobility Plan, including the attached documents:

- a. Executive Summary.**
- b. 2023 Active Mobility Plan full report**
- c. Active Mobility Network Map**

This motion is made for the reasons stated in the Planning Memo, as well as the following:

- **The AMP supports the City Council goal to “Work with neighboring communities to complete connections through Novi to local trail systems. Make Novi businesses an appealing rest stop for cyclists using the trails.”**
- **The AMP supports the City Council goal to “Pursue partnership with Northville for a Trail connection from Novi-Northville....”**
- **Since 2011, significant advancements in non-motorized transportation have occurred at the national, regional and local levels prompting the need to adopt an updated plan.**
- **The 2023 AMP builds on the success of the 2011 Non-Motorized Plan, and promotes opportunities to refine the system.**
- **A safer, accessible and family-friendly network provides far-reaching benefits to the community, including in the areas of public health, environmental sustainability, reduced traffic congestion, economic activity, quality of life, cost savings, and community building.**

Motion carried 5-0.

2. JSP23-43 GRAND RIVER VETERINARY CLINIC SPECIAL LAND USE

Consideration of Grand River Veterinary Clinic for Special Land Use approval. The subject property is approximately 0.73 acres and is located at 40245 Grand River Avenue, on the south side of Grand River Avenue and west of Olde Orchard Street in the NCC, Non-Center Commercial Zoning District. The applicant is proposing to use the existing building and site as a veterinary clinic.

In the matter of Grand River Veterinary Clinic, JSP23-43, motion to approve the Special Land Use Permit request, based on and subject to the following:

- a. **Relative to other feasible uses of the site:**
 - i. **The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off street parking, off-street loading/unloading, travel times, and thoroughfare level of service (as it does not generate additional traffic).**
 - ii. **The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area (no impacts to utilities are anticipated).**
 - iii. **The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats (no impacts to existing natural features are proposed).**
 - iv. **The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood (as noted in the applicant noise impact statement, all services are to be performed inside the building, with the occasional dog walking outside on a leash, and demonstrating compliance with the requirements of the landscape review letter).**
 - v. **The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use (as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi).**
 - vi. **The proposed use will promote the use of land in a socially and economically desirable manner (as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi).**
 - vii. **The proposed use is listed among the provision 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.**
- b. **The applicant has provided a narrative, noise impact statement, exhibits, and a survey in lieu of a formal site plan drawing.**
- c. **Existing landscaping should be restored to what was originally provided on the original landscape plan and as described in the Landscape review letter, with any final adjustments to the landscaping at the determination of the City's Landscape Architect.**
- 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 Electronic Stamping Set submittal.**

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 5-0.

MATTERS FOR CONSIDERATION

1. JSP23-38 VARSITY LINCOLN AUTO SHOP ADDITION

Consideration of Varsity Lincoln Auto Shop Addition for Preliminary Site Plan and Stormwater Management Plan approval. The subject property contains 1.14 acres and is located south of

Grand River Avenue, on the east side of Wixom Road, in Section 17. The applicant is proposing to add on to the front of an existing auto service shop to add a 1,130 square-foot display, office, and sales area. Parking lot and landscaping improvements are proposed in addition to a sidewalk along Grand River Avenue.

In the matter of Varsity Lincoln Auto Shop Addition, JSP23-38, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. **The applicant has confirmed that no vehicles for sale will be stored outside the building on the lot, which is made as a condition of this site plan approval.**
- b. **Landscape waiver for the lack of street tree landscaping, due to the existing conditions of the site and to provide room for a sidewalk along Grand River Avenue.**
- 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 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 5-0.

In the matter of Varsity Lincoln Auto Shop Addition, JSP23-38, 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 5-0

2. APPROVAL OF THE JANUARY 24, 2024 PLANNING COMMISSION MINUTES

Motion to approve the January 24, 2024 Planning Commission minutes. Motion carried 5-0.

ADJOURNMENT

Motion to adjourn the February 7, 2024 Planning Commission meeting. Motion carried 5-0.

Meeting adjourned at 7:52 PM.

*Actual language of the motion sheet subject to review.