



PLANNING COMMISSION

Action Summary

CITY OF NOVI

Regular Meeting

June 14, 2017 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 Anthony, Member Avdoulos, Member Giacometti, Chair Pehrson, Member Zuchlewski

Absent: Member Greco (absent excused), Member Lynch (absent excused)

Also Present: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Kirsten Mellem, Planner; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Darcy Rechtiem, Staff Engineer; Maureen Peters, Traffic Consultant

APPROVAL OF AGENDA

Motion to approve the June 14, 2017 Planning Commission Agenda. *Motion carried 5-0.*

CONSENT AGENDA - REMOVALS AND APPROVAL

PUBLIC HEARINGS

1. **BOLINGBROKE JSP17-34**

Public hearing at the request of Singh Development, LLC for approval of Preliminary Site Plan, Site Condominium, Woodland Permit, and Stormwater Management Plan. The subject property is located in Section 10 at the intersection of Novi and Old Novi Roads, north of 12½ Mile Road and is zoned R-4, **One** Family Residential. The applicant is proposing to develop the 19.78 acre parcel to 46 single-family, detached residential site condominiums.

In the matter of Bolingbroke JSP 17-34, motion to postpone the consideration of the Preliminary Site Plan, Site Condominium, Woodland Permit, and Stormwater Management Plan to the next Planning Commission meeting based on applicant's request.

Motion carried 5-0.

2. **TAFT KNOLLS III JSP16-67**

Public Hearing at the request of 25150 Taft Road, LLC for Preliminary Site Plan With Open Space Preservation Option, Site Condominium, Wetland Permit, Woodland Permit and Stormwater Management Plan Approval. The Subject Property is located in Section 22, South of Eleven Mile Road and East of Taft Road and is Zoned R-4 (One Family Residential). The applicant is proposing to construct up to 15 unit single-family residential development (Site Condominium) utilizing the Open Space Preservation Option.

In the matter of Taft Knolls III JSP16-67, motion to postpone the consideration of the Preliminary Site Plan with open Space Preservation Option, Site Condominium, Wetland Permit, Woodland Permit, and Stormwater Management Plan to another Planning Commission meeting, to be determined by staff, to evaluate the impacts of recently identified pre-existing easements on the site. *Motion carried 5-0.*

3. **A123 SYSTEMS (fka Fountain Office Park) JSP17-21**

Public Hearing at the request of Etkin, LLC for approval of Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan. The subject parcel is located in Section 15, west of Cabaret Drive and south of Twelve Mile Road and is zoned OST, Planned Office Service Technology. The applicant is proposing to develop the 31.25 acre parcel for two buildings: one office/lab space of 128,936 square feet and the other as assembly building of 53,469 square feet including associated site improvements.

In the matter of A123 Systems JSP17-21, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Planning waiver from Section 5.16 for not providing covered bicycle parking spaces for 25% of the required bicycle parking spaces, which is hereby granted;
- b. Applicant to provide a sidewalk on Twelve Mile Road;
- 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 A123 Systems JSP17-21, 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 5-0.*

In the matter of A123 Systems JSP17-21, 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.*

MATTERS FOR CONSIDERATION

1. **GRIFFIN FUNERAL HOME JSP17-13**

Consideration at the request of Novi Funeral Home, LLC for Special Land Use Permit, Preliminary Site Plan, and Stormwater Management Plan Approval. The subject property is located in Section 20, at the southwest corner of Eleven Mile Road and Beck Road and is zoned RA (Residential Acreage). The applicant is proposing to construct a 13,000 sq. ft. building, 98 parking spaces, 23 landbank parking spaces, and associated site improvements for use as a funeral home. A special land use is required for a non-residential use in a residential zoned property.

In the matter of Griffin Funeral Home JSP17-13, motion to approve the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares based on review of the Traffic Study.

- b. The proposed use will not cause any detrimental impact on the capabilities of
- c. public services and facilities as this area was already planned for development;
- d. The proposed use is compatible with the natural features and characteristics of the land because the plan has minor impacts on existing natural features;
- e. The proposed use is compatible with adjacent uses of land because the proposed use conforms to the standards of the district and the requirements of mortuary establishments;
- f. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use the project creates an aesthetically pleasing development, especially in residential areas;
- g. The proposed use will promote the use of land in a socially and economically desirable manner as the proposed use will provide a service needed in the community;
- h. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) 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 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Griffin Funeral Home JSP17-13, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Approval of up to 23 landbank parking (121 required, 98 provided, 23 land banked) due to Planning Commissions finding below, which is hereby granted;
 - The applicant has demonstrated through substantial evidence that the specified occupant and building use will require less parking than what is required by the Zoning Ordinance;
 - Parking will not occur on any street or driveway;
 - Parking will not occur on any area not approved and developed for parking;
 - Parking will not occur on that area where parking construction has been landbanked until such time as that area is constructed for such parking;
 - The requested parking landbanking will not create traffic or circulation problems on or off site; and
 - The requested parking lankbanking will be consistent with the public health, safety and welfare of the City and the purposes of the Zoning Ordinance;
- b. Waiver for absence of noise impact statement due to the nature of use, which is hereby granted;
- c. Landscape waiver from Section 5.5.3.B.ii and iii to permit reduction of required height for berm along western property line (4.5 feet to 6 feet required) provided opacity for screening is met along the property line, which is hereby granted;
- d. Landscape waiver from Section 5.5.3.B.ii for absence of required berm along southern property, due to applicants written intent that the property to the south will be developed non-residential and to retrofit the site to provide the required buffer and screening if it is developed residential in future, which is hereby granted;
- e. Landscape waiver from section 5.5.3.E.i.c for reduction of minimum required street trees along Beck Road (13 required, 10 provided) due to conflicts with corner clearance, which is hereby granted;
- f. City Council Variance from Section 11-256.b of Design and Construction Standards Manual for absence of required sidewalk along Eleven Mile Road due to practical difficulties for extension of sidewalk beyond the site boundary, provided the applicant pays the city the current construction cost of the sidewalk, as approved by the City Engineer;
- g. 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; and

- h. There will be no parking in the streets adjoining residential districts;
- i. The applicant will coordinate the funeral procession timings with Novi School transportation to avoid any conflicts with school bus routes and timings.

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 Griffin Funeral Home JSP17-13, 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. BUILDING NO. 2 DRIVE THROUGH AT NOVI TOWN CENTER JSP 17-08

Consideration at the request of Novi Town Center Investors, LLC for Building No. 2 Drive Through at Novi Town Center JSP 17-08, for Planning Commission's recommendation to the City Council for approval of Special Land Use Permit, Preliminary Site Plan and Storm Water Management Plan. The subject property is zoned Town Center District (TC). It is located in Novi Town Center in Section 14, on the northeast corner of Grand River Avenue and Novi Road. The applicant is proposing to reconstruct the existing parking lot on the south west end of Novi Town Center in order to construct a drive-through lane for a future coffee shop. A 48 square foot addition along with outdoor seating is also proposed. A Special Land Use Permit is required in order to permit Drive-Through restaurants in the TC Town Center District.

In the matter of Building No. 2 Drive Through at Novi Town Center JSP 17-08, motion to recommend approval of the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (based on Traffic review);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (as the proposed use does not increase the usage);
- c. The proposed use is compatible with the natural features and characteristics of the land (because the proposed site plan includes modifications to previously developed land);
- d. The proposed use is compatible with adjacent uses of land (because the proposed use conforms to the standards of the district and the requirements of a Drive-Thru);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (the project fosters a favorable business climate);
- f. The proposed use will promote the use of land in a socially and economically desirable manner (as the proposed use will support and strengthen existing business development);
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) 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 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Building No. 2 Drive Through at Novi Town Center JSP 17-08, motion to recommend approval of the Preliminary Site Plan based on and subject to the following:

- a. Waiver to defer the submittal of noise impact statement at the time of tenant occupancy, due to the nature of use, which is hereby granted;
- b. Relocate the dumpster as indicated the revised layout shared via E-mail on May 01, 2017 to avoid conflicts with parking and sanitary sewer easement;
- c. Work with the City's Landscape Architect to propose appropriate planting to achieve the 80 to 90 percent opacity during winter months;
- d. Waiver to allow Queuing analysis in lieu of a Traffic Impact Study, submitted upon recommendation from City's Traffic Consultant, which is hereby granted;
- e. 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 Building No. 2 Drive Through at Novi Town Center JSP 17-08, motion to recommend approval of 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.

3. DRIFTWOOD BAR & GRILL JSP17-07

Consideration at the request of Theodore Andis for approval of Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 2 at the southeast corner of East Lake Drive and Fourteen Mile Road and is zoned B-3, General Business. The applicant is proposing to expand and upgrade the parking accommodations and to install a 32-seat outdoor seating area on the 1.9 acre combined parcel.

In the matter of Driftwood Bar & Grill, JSP17-07, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Zoning Board of Appeals variance for loading/unloading area less than 515 square feet and within required 30 foot building setback;
- b. Planning Commission waiver to reduce the berm height (3 feet required, 2 feet recommended) along Fourteen Mile Road in order to allow the installation of a sidewalk; which is hereby granted;
- c. Planning Commission waiver to reduce the berm height (3 feet required, 2 feet recommended) along East Lake Drive between the road and parking/detention basin, which is hereby granted;
- d. Planning Commission waiver from the street tree requirements along both frontages because this is an existing non-conforming site that has limited space and the installation of street trees is impractical; which is hereby granted;
- e. Planning Commission waiver along Fourteen Mile Road to reduce large trees (11 required; 7 recommended) and subcanopy tree (18 required; 10 recommended) requirements due to space availability and clear vision zones, which is hereby granted;
- f. Planning Commission waiver along East Lake Drive to reduce large trees (6 required; 4 recommended) and subcanopy tree (9 required; 6 recommended) requirements due to space availability and clear vision zones, which is hereby granted;
- g. Planning Commission waiver for parking lot interior trees (20 required; 8 recommended) due to space availability, which is hereby granted;
- h. Planning Commission waiver for parking lot perimeter trees (12 required; 7 provided) and to

space trees better along edge of parking lot, but closer to edge and not providing perimeter trees along Fourteen Mile Road or East Lake Road because of space availability, which is hereby granted;

- i. Planning Commission waiver for foundation landscaping because it cannot be placed around the building due to asphalt paving so remaining landscaping may be placed elsewhere if documented and approved by the Landscape Architect, which is hereby granted;
- j. Planning Commission waiver for wooden fence screening the loading zone due to lack of space and available sunlight on north side of building for any plantings, which is hereby granted;
- k. Applicant to provide landscape berm between business and residential on the south parcel lot line;
- l. 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 Driftwood Bar & Grill, JSP17-07, motion to approve the Stormwater Management Plan, 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.*

4. APPROVAL OF THE APRIL 19, 2017 PLANNING COMMISSION MINUTES

Motion to approve the April 19, 2017 Planning Commission Minutes.
Motion carried 5-0.

ADJOURNMENT

The meeting adjourned at 9:10 p.m.

**Actual language of the motions subject to review.*