



PLANNING COMMISSION

2018 ANNUAL REPORT

Prepared December 27, 2018

The duties of the Novi Planning Commission are authorized by State Statute. The Mayor nominates appointees to the seven-member Planning Commission, with the approval of the City Council, for a term of three years. Members are volunteers from a cross-section of the community and serve without pay. Three members are appointed each June for terms beginning in July. The Planning Commission typically meets twice per month on Wednesdays at 7:00 p.m. (Specific dates and times are listed in the City calendar and are subject to change). All meetings are open to the public and televised on the local cable station, Channel 13, as well as shown live on the city's webpage.

The Michigan Planning Enabling Act states that "A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

In 2018, the following Planning Commission members presided:

- Mark Pehrson, Chair
- David Greco, Vice Chair
- Mike Lynch, Secretary
- Tony Anthony
- John Avdoulos
- Patrick Hornung (October – December)
- Katila Howard (January-July)
- Julie Maday (February- December)
- Ted Zuchlewski (January only)

The Planning Commission held a total of 18 meetings in 2018. Some highlights from the Commission's actions in 2018 are as follows.

ORDINANCE AMENDMENTS

1. ZONING ORDINANCE TEXT AMENDMENT 18.286

Public Hearing for Planning Commission's recommendation to the City Council for an ordinance to amend the City of Novi Zoning Ordinance at Article 3, Zoning Districts, Section 3.1.10, B-1, Local Business District, in order to allow restaurant uses in the Local Business Zoning District.

2. AMENDMENT TO WOODLAND TREE REPLACEMENT CHART

Public hearing for consideration of City Code Amendment in order to amend the City of Novi at Chapter 37 Ordinance No. 18.125-24, Woodland Protection Ordinance in order to modify the list of trees provided in the woodland replacement chart, and to set a maximum for credits received in the use of native seed mixes.

ZONING MAP AMENDMENTS

1. PROVIDENCE PARK HOSPITAL ZONING MAP AMENDMENT 18.722

Public hearing at the request of Hubbell, Roth and Clark, Inc. for Planning Commission's recommendation to City Council for rezoning of property in Section 17, located on the south side of Grand River Avenue, west of Beck Road from R-3 (One-Family Residential) to OSC (Office Service Commercial) and R-3 With PSLR Overlay (One-Family Residential with Planned Suburban Low-Rise Overlay). The area proposed to be rezoned is a strip of land that extends along the southern part of the Providence Hospital parcel. The subject parcel is approximately 14.19 acres.

2. VILLA D'ESTE JSP17-52 AND ZONING MAP AMENDMENT 18.718

Public hearing at the request of Cambridge of Novi, LLC for Planning Commission's recommendation to City Council for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment, to rezone from RA (Residential Acreage) to R-1 (One-Family Residential). The subject property is approximately 51-acres and is located east of Napier Road and on the north side of Nine Mile Road (Section 29, 30). The applicant is proposing a 42-unit single-family ranch housing development (for sale).

3. ADELL CENTER PRO JZ 18-24 AND ZONING MAP AMENDMENT 18.724

Consideration at the request of Orville Properties, LLC for a Zoning Map Amendment 18.724 for Planning Commission's recommendation to City Council for a Planned Rezoning Overlay Concept Plan (PRO) associated with a zoning map amendment, to rezone from Expo (EXPO) to TC (Town Center). The subject property is approximately 21.48 acres and is located at 43700 Expo Center Drive, north of Grand River Avenue and south of I-96 in Section 15. The applicant is proposing to develop the property as a multi-unit commercial development consisting of nine units accessed by a private drive. The PRO Concept plan includes a request for an Unlisted Use Determination under Section 4.87 of the Zoning Ordinance.

4. MIRAGE CINEMA AND DICE RETAIL PRO JZ 18-33 AND ZONING MAP AMENDMENT 18.726

Consideration at the request of Potluri Cinemas and DICE Holdings for a Zoning Map Amendment 18.726 for Planning Commission's recommendation to City Council for a Planned Rezoning Overlay Concept Plan (PRO) associated with a zoning map amendment, to rezone from OS-1 (Office Service) and B-3 (General Business) to B-2 (Community Business). The subject property is approximately 14.29 acre property south of Grand River Avenue located west side of Novi Road in Section 22. The applicants propose to develop a 9 screen theater with 773 seats and 20,406 square feet retail space for retail and restaurants.

5. SPEEDWAY #2224, JSP 17-63 AND ZONING MAP AMENDMENT 18.720

Public hearing at the request of McBride Dale Clarion for Planning Commission's recommendation to City Council for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment, to rezone from OST (Office Service Technology) and B-3 (General Business) to B-3 (General Business). The subject property is approximately 2.03 acres and is located on the southwest corner of 14 Mile Road and Haggerty Road (Section 1). The applicant is proposing to demolish the existing gas station and replace it with a larger convenience store with an outdoor seating area, 8 double-sided fuel dispensers, associated parking and storm water detention pond.

6. KEFORD COLLISION AND TOWING JZ18-32 with REZONING 18.725

Public hearing at the request of Keford Collision and Towing for Planning Commission's recommendation to the City Council for rezoning from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO). The subject property is approximately 7.61 acres and is located on the south side of Grand River Avenue between Taft Road and Novi Road in section 15. The subject property contains two buildings which are currently unoccupied. The applicant proposes to use the larger building (23,493 square feet) for an auto body collision repair shop and related offices, along with car rental services.

7. LAKEVIEW JSP18-16 AND ZONING MAP AMENDMENT 18.723

Public hearing at the request of Robertson Brothers Homes for Planning Commission's recommendation to City Council for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment, to rezone from R-4 (One Family Residential) and B-3 (General Business) to RM-2 (High-Density, Mid-Rise Multiple Family). The subject property is approximately 3.15 acres and is located south of 13 Mile Road on the east and west sides of Old Novi Road (Section 10 and 11). The applicant is proposing 21 single family homes and a storm water detention pond.

OTHER

1. 2018-2024 CAPITAL IMPROVEMENT PROGRAM

Adoption of the 2018-2024 Capital Improvement Program as presented with the addition of two projects with an allocation of \$259,000 for Pavilion Shore Park and \$167,000 for Lakeshore Park to remedy erosion issues, to include in the draft budget for consideration by the City Council.

1. UNLISTED USE DETERMINATION FOR CARVANA AS 'VENDING MACHINE FULFILLMENT CENTER'

Consideration of the request of Carvana for an Unlisted Use Determination under Section 4.87 of the Zoning Ordinance. The applicant is requesting a determination on the appropriateness of a Vending Machine Fulfillment Center as a Special Land Use in the TC, Town Center District.

1. UNLISTED USE DETERMINATION FOR SUPERIOR AMBULANCE AS 24-HOUR PRIVATE EMERGENCY MEDICAL SERVICES

Consideration of the request of Superior Ambulance for an Unlisted Use Determination under Section 4.87 of the Zoning Ordinance. The applicant is requesting a determination on the appropriateness of Superior Ambulance, 24-hour private emergency medical services as a Special Land Use in the I-1, Light Industrial District.

SITE PLANS

1. EBERSPAECHER WAREHOUSE INFILL PROJECT JSP17-69

Approval at the request of Eberspaecher North America for Preliminary Site Plan and Storm water Management plan. The subject property is located in section 12, South of Thirteen Mile Road and west of Haggerty Road in Office Service and Technology district. The subject property currently has an approximately 63, 957 square feet building with a courtyard. The applicant is proposing to add 7,702 square feet to fill the courtyard gap. A bay door is being added to the south of the proposed building infill.

2. OROTEX BUILDING ADDITION JSP17-85

Approval at the request of Orotex for Preliminary Site Plan, Landbank Parking and Storm Water Management plan. The subject property (22475 Venture Drive) contains 5.96 acres and is located in Section 26, on the west side of Venture Drive and north of Nine Mile Road, in the I-1, Light Industrial District. The applicant is proposing a 60,000 square foot addition to the north end of the existing building with associated site improvements.

2. VILLAS AT STONEBROOK JSP17-62

Public hearing at the request of Pulte Home of Michigan, LLC for recommendation to the City Council for Concept Plan approval under the Planned Suburban Low Rise Overlay District. The subject property is located on the east side of Wixom Road, north of Eleven Mile Road (Section 17). The applicant is proposing a 43 duplex (86 total units) "age-targeted" ranch style housing units. The subject property is currently zoned I-2, General Industrial with a Planned Suburban Low-Rise Overlay.

3. NOVI SENIOR COMMUNITY PROJECT JSP17-66

Public hearing at the request of CA Senior Living Holdings, LLC for Preliminary Site Plan, Wetland Permit, Woodland Permit, and Storm water Management plan approval. The subject property is currently zoned OS-1 (office service) and RA (residential acreage) and is governed by the William R. Eldridge v City of Novi Consent Judgment. The subject property is approximately 9.72 acres and is located on the north side of Twelve Mile Road, between Novi Road and Meadowbrook Road (Section 11). The applicant is proposing to build a senior living care facility that houses about 78 assisted living units and 105 beds for congregate care all under one roof with associated site improvements such as parking, loading and landscaping. The site plan also includes an exclusive access drive to the adjacent cemetery.

4. EMERSON PARK JSP17-10

Public hearing at the request of Pulte Homes, LLC for Planning Commission approval of the Preliminary Site Plan with Wetland Permit, Woodland Permit, and Storm water Management Plan. The subject property is currently zoned RM-2 (High-Density Multi-Family Residential) with a Planned Rezoning Overlay Agreement associated. The subject property is approximately 24-acre and is located on the west side of Novi Road and north of Ten Mile Road in Section 22. The applicant is proposing a development of 120-unit multi-family attached condominiums with frontage and access to Novi Road.

5. SIDDIQUI ORTHODONTICS JSP17-80

Consideration at the request of Siddiqui Orthodontics for Preliminary Site Plan and Storm Water Management plan approval. The subject property contains 1.33 acres and is located in section 17, on the east side of Wixom Road and south of Grand River Avenue, in the Novi Promenade Shopping Center. The shopping center is subject to a Consent Judgment which directs the B-3 General Business standards be used to evaluate development of the

outlots. The applicant is proposing to construct a single story 2,696 square foot addition to the rear of the former Huntington Bank building.

6. **BERKSHIRE ESUPPLY JSP17-72**

Public hearing at the request of Berkshire E-Supply for Preliminary Site Plan with land bank parking, Wetland Permit, Woodland Permit, and Storm water Management plan approval. The subject property is approximately 57.12 acres and is located at the southeast corner of M-5 and W Fourteen Mile Road (Section 1). The applicant is proposing a two-story headquarters office building (18,380 SF) and a single story Fulfillment Center and warehouse with mezzanines (193,230 SF) with associated site improvements such as parking, loading and landscaping. The proposed site plan also proposes to land bank up to 74 parking spaces of the 359 required spaces.

7. **46860 WEST ROAD JSP17-35**

Public hearing at the request of Quadrants Development for Preliminary Site Plan, Wetland Permit, Woodland Permit and Storm Water Management Plan approval. The subject property is approximately 3.76 acres and is located in Section 4, north of West Road and west of Hudson Drive. The applicant is proposing to construct a 36,287 square foot two-story office and warehouse building with associated site improvements.

8. **HILLSIDE INVESTMENTS OFFICE BUILDING JSP17-84**

Consideration at the request of Hillside Investments for Preliminary Site Plan and Storm Water Management Plan approval. The subject property contains 1.7 acres and is located in Section 12, on the southwest corner of Haggerty Road and Thirteen Mile Road. The vacant parcel is zoned OST, Office Service Technology. The applicant is proposing to construct a two-story professional office building with a total of 25,881 square feet.

9. **A123 SYSTEMS JSP17-21**

Consideration at the request of A123 Systems for approval of the revised Preliminary Site Plan, Phasing Plan and Storm Water Management Plan. The subject parcel is located in Section 15, West of Cabaret Drive and South of Twelve Mile Road and is zoned OST, Office Service Technology. The applicant is proposing to develop the 31.25 acre parcel with two buildings: one office/lab space of 128,936 square feet on the southern portion of the site (Phase 1) and the other as an assembly building of 53,469 square feet (Phase 2) including associated site improvements. Phase 1 would also include a temporary pad for a shipping container and nitrogen tank enclosure and a request for landbanked parking spaces.

10. **TODAY'S DENTAL JSP16-47**

Public hearing at the request of Dr. John Halmaghi for approval of Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan. The subject property is located in Section 15 of the City of Novi, south of Grand River Avenue and east of Taft Road, at 44911 Grand River Avenue. The applicant is proposing to construct a 6,688 square foot single-story office building with two tenant spaces and associated site improvements.

11. **LUCARI INVESTMENTS: BUILDING IMPROVEMENTS JSP18-03**

Consideration at the request of Lucari Investments for Preliminary Site Plan and Storm Water Management plan approval for expansion of existing legal non-conforming structure. The subject property contains 3.12 acres and is located in Section 23, on the North side of Ten Mile road, west of railroad tracks. The applicant is proposing to remove a part the front portion, and replacing it with slightly larger addition. The proposed addition results in a net increase of 957 square feet to the existing building of 5,129 square feet. The existing building is a legal non-conforming building as it does not conform to the setback requirements. There

are no changes to the parking lot proposed. Few landscape enhancements are proposed.

12. CORRIGAN WAREHOUSE JSP18-05

Consideration of the request of Corrigan Moving Systems for Preliminary Site Plan and Storm Water Management plan approval for a new 61,800 square foot warehouse building. The subject property (45200 Grand River Avenue) contains 21.22 acres and is located in Section 15, on the north side of Grand River Avenue and east of Taft Road, in the I-1, Light Industrial District. The new warehouse building would be constructed south of the existing warehouse on the site.

13. ITC PARK STORAGE BUILDING JSP18-07

Consideration at the request of City of Novi for approval of Preliminary Site Plan and Storm Water Management Plan for ITC Park storage building JSP18-07. The subject property is located in Section 31 at northeast corner of Eight Mile Road and Napier Road. The applicant is proposing to build a 2,087 square feet single story storage building with 1 restroom for public use. The applicant has indicated that solar panels will be provided on the roof of the building, but no ground-mounted equipment is needed.

14. LITTLE BIRDS MONTESSORI GROUP DAY CARE JSP18-24

Public hearing at the request of Little Birds Montessori, LLC for Special Land Use Permit approval for Little Birds Montessori Group Day Care, Site Plan Number 18-24. The subject property is located at 24620 Taft Road in section 22, on the east side of Taft Road north of Ten Mile Road. The applicant is proposing to operate a group day care in their existing residence for not more than 12 children. A group daycare up to 12 kids in a single family residence requires a Special Land Use approval.

15. MERCEDES BENZ OF NOVI JSP 17-78

Public hearing at the request of Mercedes Benz of Novi for Special Land Use, Preliminary Site Plan, and Storm Water Management plan approval. The subject property is 4.7 acres and is located in Section 24, on the west side of Haggerty Road and north of Grand River Avenue. The property is zoned B-3 General Business. The applicant is proposing to expand the parking lot to accommodate additional vehicle inventory parking for the existing vehicle dealership.

16. WOODBRIIDGE PARK JSP 17-67

Public hearing at the request of Pulte Homes of Michigan, LLC for Preliminary Site Plan, Wetland Permit, Woodland Permit, and Storm water Management plan approval. The subject property is currently zoned RM-1 (Low-rise Multiple Family Residential). The subject property is approximately 9.23 acres and is located at the northeast corner of Novi Road and Nine Mile Road (Section 26). The applicant is proposing a 40-unit multi-family for-sale residential development with frontage and access to Nine Mile Road.

17. MAIN STREET VILLAGE CLUBHOUSE ADDITION JSP 17-03

Consideration at the request of Singh Main Street Village I, LLC, for approval of Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 23 south of Grand River Avenue on Main Street and is zoned TC-1, Town Center-1. The applicant is proposing an addition of 994 square feet to the existing clubhouse on site to allow for a new gym. A new dog park is also proposed. Pool renovations include addition of gazebo structures and cabana area within the rear compound of the clubhouse.

18. IOVAN GLASS OUTDOOR STORAGE JSP18-25

Public hearing at the request of Iovan Glass, LLC for Special Land Use Permit and Preliminary Site Plan approval for outdoor storage. The subject property is located at 44455 Grand River

in Section 15, on the south side of Grand River, east of Lannys Road. The applicant is proposing to locate two 8-foot by 40-foot storage containers in the rear yard of his business property for outdoor storage of large materials related to the existing glass supply business. Outdoor storage in the I-1 District requires Special Land Use approval.

19. THE BOND FKA THE DISTRICT JSP 18-10

Public hearing at the request of DTN Management/Tricap Holdings for JSP 18-10 Planning Commission's recommendation to City Council for Preliminary Site Plan, Phasing Plan, Woodlands Permit, and Storm Water Management Plan Approval. The subject property is currently zoned TC-1 (Town Center One) and is approximately 7.74 acres. It is located on the west side of Flint Street in the south west corner of Grand River Avenue and Novi Road in Section 22. The applicant is proposing a mixed use development with two four-story multi-family residential buildings with a total of 253 apartments and a single-story commercial building (5,578 SF).

20. NOVI TECH CENTER 6 & 7 JSP 17-86

Public hearing at the request of Hillside Investments for Special Land Use, Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval. The subject parcel is located in Section 24 east of Seeley Road and north of Grand River Avenue. It is approximately 8 acres and zoned I-1 (Light Industrial). The applicant is proposing to build two 24,861 square foot office/warehouse buildings for a total of 49,722 square feet with associated site improvements.

21. FOX RUN CCC EXPANSION JSP 18-19

Public hearing at the request of Erickson Living for Planning Commission's recommendation to the City Council of a Revised Preliminary Site Plan with a PD-1 Option, Revised Special Land Use Permit, Revised Phasing Plan, Revised Wetland Permit and Revised Stormwater Management Plan approval. The subject property is 102.8 acres in Section 1 of the City of Novi and located north of Thirteen Mile Road and west of M-5 in the RM-1, Low Density Low-Rise Multiple-Family District. The applicant is proposing to revise the original approval and layout of the building addition in Phase 4.

22. BERKSHIRE E-SUPPLY JSP 17-72

Consideration at the request of Berkshire E-Supply for revised Preliminary Site Plan approval. The subject property is approximately 57.12 acres and is located at the southeast corner of M-5 and Fourteen Mile Road (Section 1). The applicant has received Preliminary Site Plan approval for a two-story headquarters office building (18,380 SF) and a single story Fulfillment Center and warehouse with mezzanines (193,230 SF) with associated site improvements. The applicant is currently requesting approval to eliminate the public walking trail previously proposed in the southerly part of the site, and is requesting a Section 9 waiver for changes to the building façade.

23. ADELL CENTER ROADS AND UTILITIES JSP 18-27

Public hearing at the request of Orville Properties, LLC for Adell Center JSP 18-27 for Planning Commission's recommendation to City Council for approval of a Site Plan for Roads and Utilities, a Wetland Permit, a Woodland Permit and a Site Condominium Plan. The subject property is approximately 22.48-acres and is located at 43700 Expo Center Drive, north of Grand River Avenue and south of I-96 in Section 15. The applicant is proposing to develop the property as a multi-unit commercial development consisting of nine units accessed by a proposed private drive. The existing water tower on site will remain on a separate unit.

24. FOX RUN NEIGHBORHOOD 3, JSP 18-18

Public hearing at the request of Erickson Living for Planning Commission's recommendation to the City Council of a Revised Preliminary Site Plan with a PD-1 Option, Revised Special Land Use Permit, Revised Phasing Plan, Revised Wetland Permit and Revised Stormwater Management Plan approval. The subject property is 102.8 acres in Section 1 of the City of Novi, located north of Thirteen Mile Road and west of M-5 in the RM-1, Low Density Low-Rise Multiple-Family District. The applicant is proposing to revise the original approval and layout of Neighborhood/Phase 3 of the Fox Run Community.

25. REGENCY CENTRE LOT 1, JSP 18-35

Consideration of the request of Oliver/Hatcher Construction for Preliminary Site Plan and Storm Water Management Plan approval for a new 34,782 square foot Research/Development/Office building. The subject property (25150 Regency Drive) contains 2.99 acres and is located in Section 24, north of Grand River Avenue and west of Haggerty Road, in the I-1, Light Industrial District.

26. FOUNTAIN VIEW AKA STONERIDGE WEST II JSP18-30

Public hearing at the request of Acquire Realty Holdings for approval of Preliminary Site Plan, Phasing Plan, Wetland Permit, and Storm Water Management Plan. The subject property is located in Section 10 of the City of Novi north of Twelve Mile Road and west of Novi Road. The applicant is proposing to construct three medical and professional office buildings totaling 40,240 square feet with associated site improvements.

27. JAGUAR LAND ROVER JSP17-65

Public Hearing at the request of Erhard Motor Sales, Inc. for Planning Commission's recommendation to City Council for consideration of a Special Development Option Concept Plan in the GE, Gateway East zoning district. The subject property is comprised of two parcels totaling 9.48 acres. It is located on the southwest corner of Grand River Avenue and Meadowbrook Road in section 23. The applicant is proposing to build a 58,663 square feet car sales facility for Jaguar Land Rover. The concept plan proposes 138 parking spaces and 287 parking spaces for storing cars for sale.

28. CITY OF NOVI BOSCO PARK JSP 18-42

Consideration at the request of City of Novi for Planning Commission's approval of Preliminary Site Plan and Stormwater Management Plan. The subject property is zoned RA, Residential Acreage and is located in Section 20, west of Beck Road and south of Eleven Mile Avenue. The applicant is proposing to build a total 13 outdoor soccer fields of varied sizes with 298 parking spaces on site. The Planning Commission is asked to consider the location, character, and extent of the improvements proposed as a City park, per state law.

29. VILLAS AT STONEBROOK JSP17-62

Public hearing at the request of Pulte Homes of Michigan, LLC for approval of the Special Land Use Permit, Preliminary Site Plan, wetlands permit, woodlands permit and Stormwater Management Plan. The subject property is approximately 26 acres and is located on the east side of Wixom Road, north of Eleven Mile Road in Section 17. The applicant is proposing a 43 duplex (86 total units) "age-targeted" ranch style housing units. The subject property is currently zoned I-2, General Industrial with Planned Suburban Low-Rise Overlay. The development also proposes a shared public entrance to Wildlife Woods Park, which is zoned RA and some related minor parking improvements within the park.

30. SRI VENKATESWARA CULTURAL CENTER JSP18-32

Consideration at the request of Manyam Group for Preliminary Site Plan and Storm Water

Management plan approval. The subject property contains 9.65 acres and is located in Section 16, on the west side of Taft Road and south of Grand River Avenue. The site contains the Sri Venkateswara Temple building, which received Special Land Use and Site Plan approval in 2009. The applicant is proposing to construct phase 2 of the project: a 24,136 square foot, 2-story Cultural Center on the eastern portion of the site. The parking, drive areas, and utilities were previously constructed in phase 1, with only minor changes proposed now.

31. SUBURBAN TOYOTA SERVICE CENTER JSP18-15

Public hearing at the request of Nowak and Fraus Engineers for Special Land Use, Preliminary Site Plan, Wetland Permit, and Stormwater Management Plan approval. The subject parcels are located in Section 24 west of Haggerty Road and north of Grand River Avenue on Regency Drive. It is approximately 6.7 acres and zoned I-1 (Light Industrial). The applicant is proposing to build a 21,485 square foot vehicle service station building and inventory vehicle parking with associated site improvements.

32. iFLY NOVI JSP18-49

Consideration at the request of SkyGroup Investments, LLC for JSP 18-49 iFly Novi for Planning Commission's approval of the Preliminary Site Plan and Storm Water Management plan. The applicant is proposing a 6,713 square foot indoor recreational facility; popularly known as iFly that provides an indoor skydiving experience.

33. VILLA D'ESTE JSP17-52

Public hearing at the request of Cambridge Homes, Inc. for Planning Commission approval Preliminary Site Plan, Phasing Plan, Wetlands Permit, Woodlands Permit, and Storm Water Management approval. The subject property is currently zoned R-1 (One-Family Residential) with a planned rezoning overlay associated with a zoning map amendment from RA (Residential Acreage) to R-1 (One-Family Residential). The subject property is approximately 50-acres and is located east of Napier Road and on the north side of Nine Mile Road (Section 29, 30). The applicant is proposing a 41-unit single-family ranch housing development (for sale).

34. NOVI CORPORATE CAMPUS PARCEL 1 JSP18-43

Consideration of the request of Dembs Development for Preliminary Site Plan and Storm Water Management Plan approval for a new 93,320 square foot Research/Development/Office building. The subject property contains 6.6 acres and is located in Section 9, north of Twelve Mile Road and east of West Park Drive, in the I-1, Light Industrial District.

35. CARVANA JSP18-47

Public hearing at the request of Carvana for JSP 18-47 Carvana Novi for Planning Commission's approval of the Special Land Use, Preliminary Site Plan and Storm Water Management plan. The applicant is proposing a 5,800 square foot Vending Machine Fulfillment Center to building to facilitate storage and sales for used cars. The site plan proposes approximately 26 parking spaces including four spaces for single car hauler trucks.